

13 Westbury Close, Burnley, BB10 2DZ
Price £209,950
Council Tax Band: C



Upon entering, you are greeted by a welcoming open hallway that leads through to the spacious lounge. This beautifully presented living space features a bio-fuel fire with a stylish tiled chimney breast. The downstairs bathroom is thoughtfully designed and split into two separate rooms for added convenience. The first includes a panelled bath with overhead shower and a cabinet hand wash basin. The adjacent room features a WC and hand wash basin, finished with modern grey tiling and recessed spotlights for a sleek, modern finish.

To the rear of the property, the kitchen/diner offers a sociable family space, fitted with a modern oak-effect kitchen arranged in a practical horseshoe layout. It includes matching wall, base, and drawer units with contrasting work surfaces, an integrated oven, and a gas hob. The dining area provides ample room for a large family table. Adjoining the dining room is a bright conservatory that overlooks the garden. There is also potential to enhance this space by adding a solid roof with a Velux window.

The first floor offers three well-proportioned bedrooms, including a spacious main bedroom that benefits from a modern three-piece en-suite comprising a low-level WC, pedestal hand wash basin, and quadrant shower enclosure. The rear bedrooms enjoy beautiful elevated views over the hills and surrounding countryside, creating a peaceful and scenic outlook.

Outside, the property features a tiered rear garden, starting with a paved patio area ideal for outdoor seating and entertaining, leading down to a stoned lower garden offering a low-maintenance finish. To the side of the property stands a detached double garage with a manual up-and-over door, providing excellent storage or parking space. A stone-paved driveway leads up to the garage, offering additional off-road parking. The front garden is neatly maintained, enhancing the property's kerb appeal and creating a warm first impression.



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