



3 Newton Street

Burnley

Offers in the Region of: £315,000



Pendle Hill
Properties



3 Newton Street, Burnley
**£315,000 Offers in the
Region of**

A modern, detached, dormer bungalow, on a quiet road in Burnley, briefly comprising an open plan, kitchen/breakfast room, and a lounge/dining room, master bedroom with ensuite, three further double bedrooms, shower room, family bathroom, utility room, study, driveway, and a large rear garden.



KITCHEN/ BREAKFAST ROOM

A large open plan fully fitted kitchen briefly comprises a range of base and wall mounted units, integrated oven, microwave, dishwasher, washing machine and fridge freezer, four ring induction hob with overhead extractor, stainless steel sink with mixer tap, tiled splashback, kitchen island with breakfast bar, laminate worktops, laminate flooring, radiator, ceiling light point, and a double-glazed bay window overlooking the front of the property.

LOUNGE/DINING ROOM

The bright open plan lounge/dining room briefly comprises surrounding double-glazed windows, laminate flooring, radiator, ceiling light points, Velux windows, and upvc patio doors to the rear.

BATHROOM

A family bathroom briefly comprising a bath, low-level wc, counter top basin sink with storage, radiator, fully tiled walls and flooring, frosted window and ceiling spotlights.

MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM

A spacious double bedroom comprises a large dressing room with access to the rear garden, carpeted flooring, double glazed window, ceiling light point, and radiator. The ensuite boasts a walk-in rainfall shower, pedestal sink, low-level wc with tiled flooring, frosted window, ceiling spotlights and radiator.

BEDROOM TWO

Another double bedroom with integrated storage, a double-glazed bay window to the front and second window to the side, carpeted flooring, radiator, and ceiling light point.

SHOWER ROOM

Located on the ground floor, the shower room boasts a large, walk-in, tiled shower with rainfall attachment, ceiling spotlights, storage basin sink with waterfall tap and low-level wc, towel warmer and vinyl flooring.

BEDROOM THREE

The third bedroom located on the first floor, briefly comprises carpeted flooring, eaves storage, ceiling light point, and a double-glazed window.

STUDY/LANDING SPACE

Located on the first floor, the study briefly comprises carpeted flooring, ceiling light point, eaves storage and access to bedroom three.

BEDROOM FOUR

Currently utilized as a second lounge, located on the ground floor, comprising carpeted flooring, window to the front of property, radiator, and ceiling light point.

UTILITY ROOM

The utility room has space for dryer, storage cupboards and shelving.

EXTERNAL

At the front of the property is parking for two vehicles. To the rear, artificial grass stretches the length of the garden, with a flagged patio area that hosts a plumbed hot tub. A summer house, previously utilized as an office, boasts electricity, wifi, fully insulated and carpeted flooring.

ADDITIONAL INFORMATION

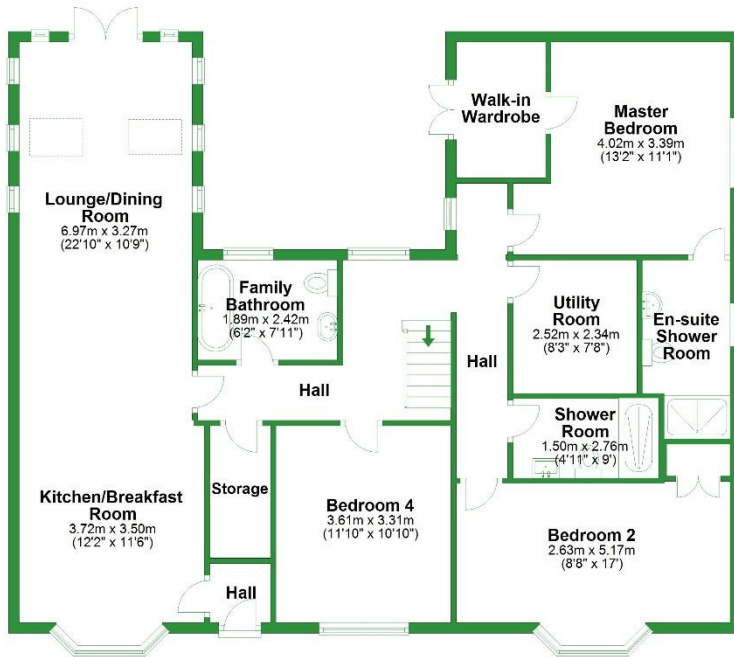
Tenure = Leasehold
Council Tax Band = C

Land adjacent to the property is available on separate negotiation when purchasing the bungalow. Currently utilized as a workshop/yard. Separate access to the property on Newton Street and also via the garden of the property. Clear potential for development subject to relevant planning permission.



Ground Floor

Approx. 113.5 sq. metres (1221.7 sq. feet)



Total area: approx. 141.7 sq. metres (1525.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate. Plan produced using PlanUp.

First Floor

Approx. 28.2 sq. metres (303.3 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

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