



105 Ighten Road
Burnley



Pendle Hill
Properties
estate and letting agents

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Burnley

A delightful, modern, and immaculately presented five-bedroom three-floor detached property close to local amenities and major transport links.

With high specification fixtures and fittings throughout, along with flexible living accommodation, creating a stunning family home.

Briefly comprising, an entrance hall, lounge, kitchen/breakfast room, second lounge, study/dining room, wc, open plan cinema/bar/dining room, sauna, study, shower room, utility room, master bedroom with ensuite, four further double bedrooms, family bathroom, and a second shower room.

Externally the property boasts a delightful, gated driveway to the rear, a lawn-filled spacious garden with stunning views, and a gated front garden.

Offers in the region of: £495,000



GROUND FLOOR

ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall with oak wood flooring briefly comprises a radiator, ceiling light point, and providing access to the ground floor, and the first floor.

LOUNGE

The light filled lounge with two large, double-glazed windows overlooking the rear briefly comprising a feature central gas fired fireplace, carpeted flooring, ceiling spotlights, wall up lights, and radiators.

KITCHEN/BREAKFAST ROOM

An impressive kitchen/breakfast room with two double-glazed windows overlooking the rear of the property, briefly comprising, a range of base and wall-mounted units with under cabinet lighting, complementary wooden worktops, and boasting a selection of glass fronted units, central kitchen island with breakfast bar, integrated oven, grill, microwave, dishwasher, wine fridge, four-ring induction hob with overhead extractor, Franke composite sink with mixer tap, space for a double fridge/freezer, oak wood flooring, vertical radiator, and ceiling spotlights.

SECOND LOUNGE

Another stunning lounge briefly comprising a decorative fireplace, carpeted flooring, radiator, ceiling light point, wall-up lights, and a large, double-glazed window to the front of the property.

STUDY/DINING ROOM

Currently utilised as a study with the potential to be an open plan dining room briefly comprises a central feature wood burning stove with wooden mantel, oak wood flooring, ceiling light point, wall light points, radiator, and a large, double-glazed window to the front.

GROUND FLOOR WC

Located through the hallway the unique wc briefly comprises a low-level wc, circular freestanding basin sink with waterfall tap, towel warmer, tiled flooring, ceiling light point, and a frosted window.

FIRST FLOOR

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

An impressively spacious master bedroom with a large, double-glazed window overlooking the rear of the property with lovely outlook, briefly comprising surrounding integrated wardrobes, integrated vanity, carpeted flooring, ceiling chandelier, wall light point, and a radiator.

The en-suite shower room briefly comprises a walk-in shower cubicle, low-level wc, storage basin sink with waterfall tap, LED mirror, towel warmer, tiled flooring, underfloor heating, tiled walls, ceiling light point, and a frosted window.

BEDROOM TWO

Another spacious double-bedroom boasting integrated wardrobes briefly comprises carpeted flooring, ceiling light point, radiator, and a double-glazed window to the front.

BEDROOM THREE

A well-presented double bedroom with a double-glazed window to the front briefly comprises carpeted flooring, radiator, and ceiling light point.

BEDROOM FOUR

The fourth double bedroom briefly comprises integrated wardrobes, carpeted flooring, radiator, double-glazed window to the side, and a large, double-glazed window to the rear with stunning views.

BEDROOM FIVE

The fifth bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

FAMILY BATHROOM

The luxurious Villeroy & Boch family bathroom boasts a feature freestanding bathtub with integrated tv, walk-in shower with overhead rainfall shower attachment, low-level wc, floating basin sink with LED mirror, tiled flooring with underfloor heating, tiled walls, coloured strip lighting throughout, ceiling spotlights, and a frosted window.

SHOWER ROOM

The second shower room briefly comprises a walk-in shower cubicle, corner storage basin sink, towel warmer, tiled flooring, tiled walls, and ceiling spotlights.

ADDITIONAL INFORMATION

Tenure = Freehold & Council Tax = Band F

LOWER GROUND FLOOR

OPEN PLAN CINEMA, BAR AND DINING ROOM

The open plan large reception room split into four corners briefly comprises a bar, cinema room, dining room, and reception room. The fitted bar briefly comprises a wooden bar, seating area, overhead ceiling spotlights, mirrored wall, and space for integrated fridge/freezers.

The unique cinema room boasts space for a large home cinema projector, carpeted flooring, carpeted spotlights, surround sound speakers, radiator, ceiling spotlights, and controlled coloured lighting.

The dining room reception room boasts two large aluminium bi-folding doors to the rear of the property, laminate flooring, radiators, ceiling spotlights, brick feature wall, and fitted disco down lights.

SAUNA

The fully functioning relaxing sauna boasts two rooms, a controlled temp sauna, second room with coat hangers, and ceiling light points.

STUDY

Currently utilised as a beauty room the study briefly comprises laminate flooring, ceiling light points, and a frosted window.

SHOWER ROOM

Another stunning shower room boasting a walk-in shower cubicle with overhead rainfall attachment, low-level wc, storage basin sink with rainfall tap, LED mirror, towel warmer, tiled flooring with underfloor heating, tiled walls, and ceiling spotlights.

UTILITY ROOM

Accessed from the stairway briefly comprising a range of base and wall-mounted units with laminate worktops, tiled splashback, oven, microwave, dishwasher, space for a washing machine, and dryer, composite sink with mixer tap, tiled flooring with underfloor heating, radiator, ceiling spotlights, and access to the understairs storage.

EXTERNAL

The front of the property boasts a stunning lawn-filled garden with a stone-step walkway fitted with composite and stone gates.

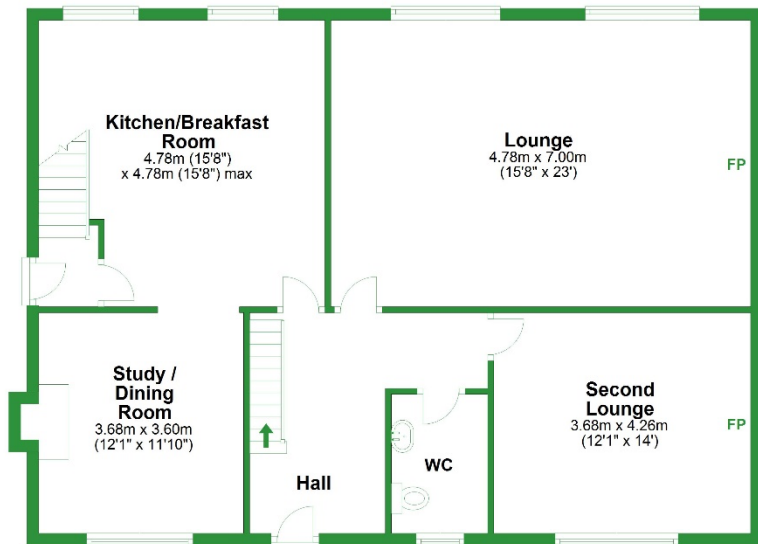
The side of the property hosts a Scandinavian hardwood decking-filled private patio with a lovely outlook, wall lighting, and an amazing pizza oven.

The rear of the property boasts a private electric sliding aluminium gate leading to the driveway with parking for multiple vehicles. Alongside a decked patio with an oak framed gazebo above the fitted hot tub, astro-filled garden, and mature shrub borders.

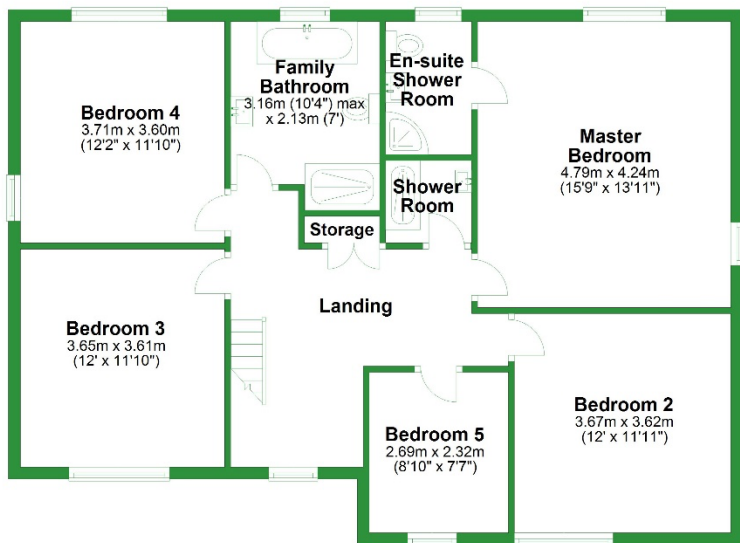




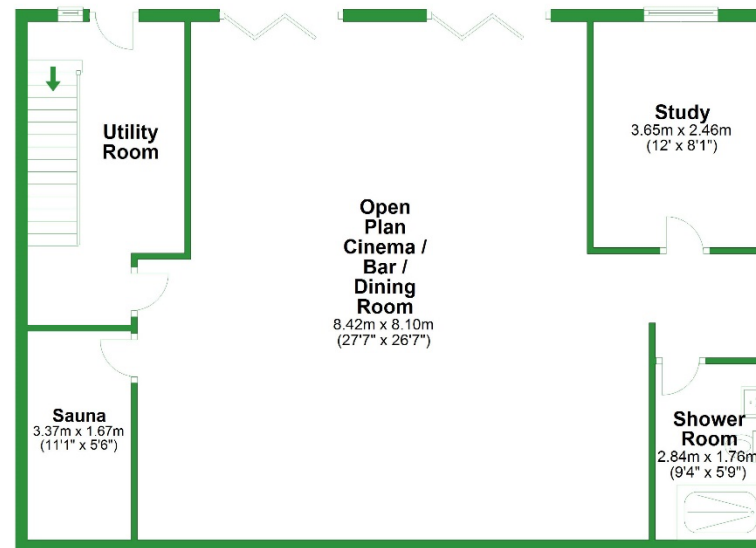
Ground Floor
Approx. 98.0 sq. metres (1054.5 sq. feet)



First Floor
Approx. 92.1 sq. metres (991.1 sq. feet)



Lower Ground Floor
Approx. 99.5 sq. metres (1071.0 sq. feet)



Total area: approx. 289.5 sq. metres (3116.6 sq. feet)

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



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