



18 Ullswater Road

Burnley

Offers in the Region of: £215,000



**Pendle Hill
Properties**



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**£215,000 Offers in the
Region of**

A great opportunity to purchase this three-bedroom property, briefly comprising a lounge, kitchen, conservatory, utility room, three bedrooms, bathroom, rear garden, and driveway.



LOUNGE

A spacious lounge briefly comprises carpeted flooring, radiator, ceiling light point, gas fireplace, and double-glazed windows to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops and an island, briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, microwave, dishwasher, composite sink with drainers, with mixer tap, tiled splashback, wood flooring, ceiling spotlights, and a upvc door into the utility room.

CONSERVATORY

A spacious conservatory briefly comprises carpeted flooring, and two radiators, with double-glazed double doors and windows throughout, providing access into the garden.

UTILITY ROOM

The utility briefly comprises space for a washing machine and dryer, carpeted flooring, double-glazed frosted windows throughout, and a upvc door to the front.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

A family bathroom briefly comprising a bath with overhead shower attachment, storage basin sink and WC, towel warmer, double glazed frosted window to rear, laminate flooring, and ceiling spotlights.

BEDROOM THREE

The third bedroom boasts carpeted flooring, a double-glazed window to the front of the property, a ceiling light point, and a radiator.

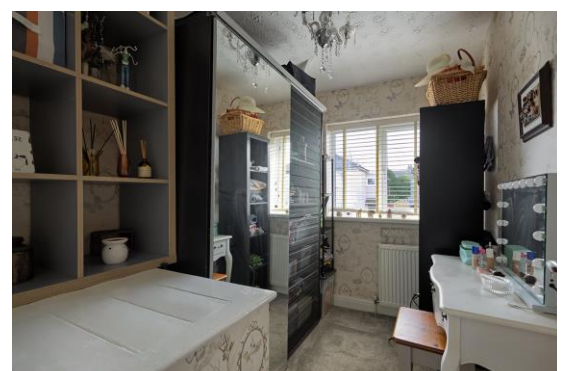
EXTERNAL

To the rear is a paved patio with an Astroturf Garden.

ADDITIONAL INFORMATION

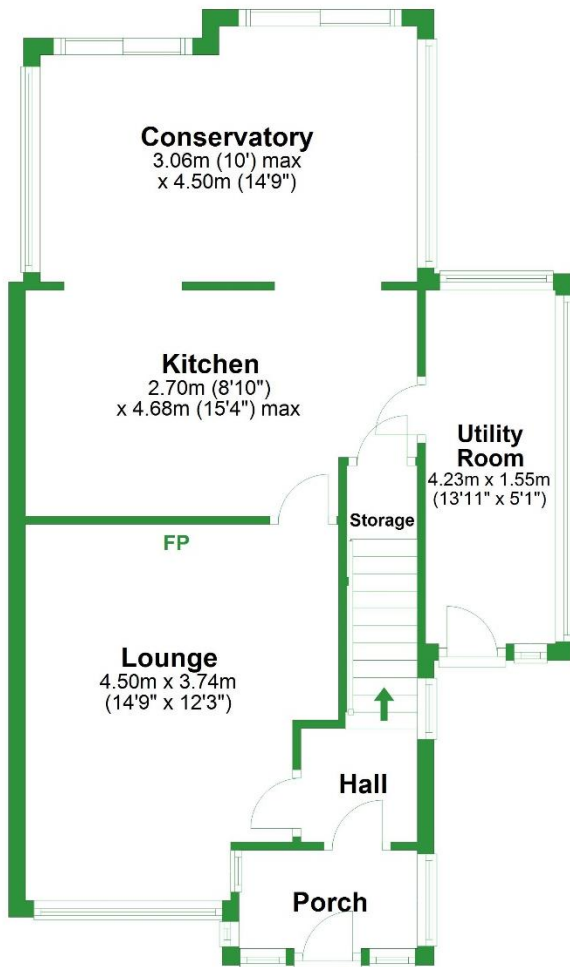
Tenure = Freehold

Council Tax Band = B



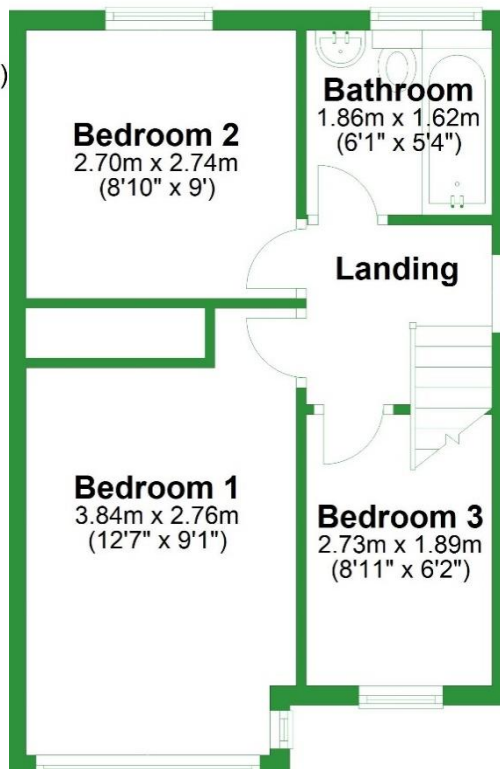
Ground Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



Total area: approx. 88.0 sq. metres (947.4 sq. feet)

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

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).



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