

16 Kirkfell Drive

Burnley

Offers in the Region of: £164,950



**Pendle Hill**  
Properties



16 Kirkfell Drive, Burnley

## £164,950 Offers in the Region of

A two-bedroom semi-detached property close to local amenities and major transport links briefly comprises a kitchen/dining room, lounge, conservatory, two bedrooms, bathroom, rear garden, and driveway.



## LOUNGE

A spacious lounge with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, central electric fireplace, radiator, and ceiling light point.

## KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, microwave, stainless steel sink with mixer tap, tiled splashback, laminate flooring, ceiling spotlights, and a double-glazed window to the conservatory.

The open plan dining room briefly comprises laminate flooring, radiator, ceiling light point, and upvc door to the conservatory.

## CONSERVATORY

Located to the rear the large conservatory boasts surrounding double-glazed windows, laminate flooring, and ceiling light point.

## BEDROOM ONE

A spacious double bedroom located on the first floor with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, integrated storage, radiator, and ceiling light point.

## BEDROOM TWO

Another bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.

## BATHROOM

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

## EXTERNAL

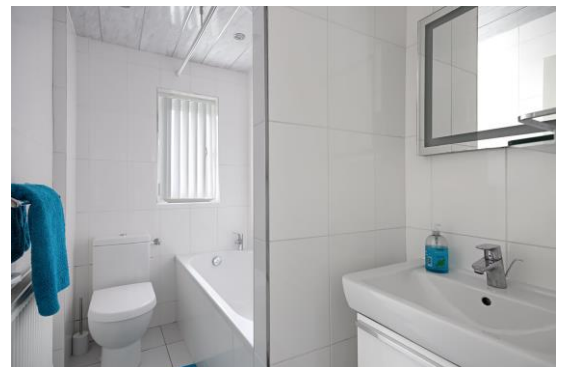
To the rear is a fenced-in lawn-filled garden with mature shrubs/plants.

The front of the property boasts a garden, and multi-vehicle driveway.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = B



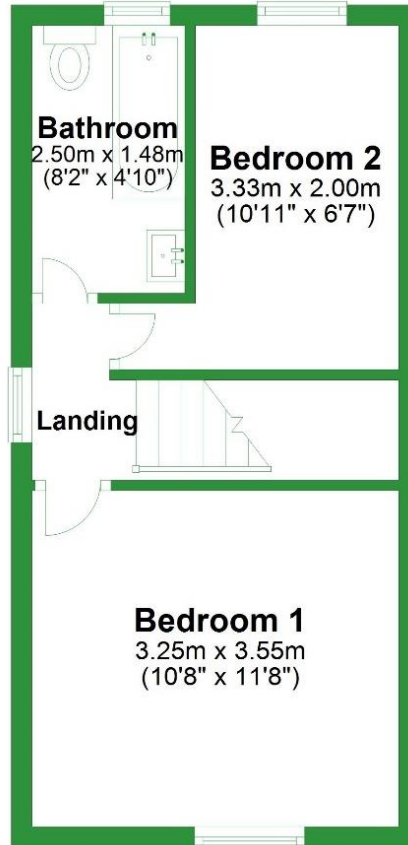
## Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



## First Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 64.7 sq. metres (696.4 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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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