

Because life is

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Real

23 Ighten Road  
Burnley  
BB12 0JF



For Sale

£185,000

- Two Bedrooms
- Semi-Detached Bungalow
- Driveway
- Garden Fronted
- Summer House

- No Chain
- Quiet Area
- Decorated Throughout
- Tax Band B



Step into your perfect retreat - a charming two bedroom, semi-detached bungalow offering both comfort and convenience. Nestled behind a gated drive and framed by a lush lawn, this home exudes a sense of privacy and tranquility.

Upon entering through the side door, you're welcomed into a quaint porch, setting the tone for the warmth and coziness that awaits within. Step into the hallway, where your journey through this inviting abode begins.

To your right, a delightful double bedroom awaits, boasting picturesque views overlooking the front lawn and Faraday Park, inviting in the beauty of nature. Continuing onward, you'll find the spacious living room, a cozy haven with ample space for relaxation and centered around a focal fireplace, perfect for gathering with loved ones or unwinding after a long day.

Venturing towards the rear of the property, you'll discover the bathroom on the left, featuring a walk-in shower and a wetroom floor, offering both style and practicality. Adjacent lies the main bedroom, a generously sized double retreat adorned with built-in wardrobes and offering serene views of the lush rear garden, promising peaceful nights of rest.

At the heart of the home lies the open-plan kitchen and dining area. The kitchen boasts matching wall and base units, complemented by integrated appliances including an oven, hob, and sink, with convenient space for a washing machine and tumble dryer, making household tasks a breeze.

Step outside into your private oasis - the rear garden beckons with its serene ambiance and lush greenery. A patio area offers the perfect spot for al fresco dining or morning coffee. But the pièce de résistance awaits in the form of a separate summer house, complete with a bar and TV, offering an idyllic retreat for entertaining guests or simply unwinding in style.

Book a viewing today to make this house your next home.

#### Ground Floor

Approx. 70.1 sq. metres (819.5 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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