



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			77
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		44	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Straits Lane, Read, BB12 7PQ

Offers Over £450,000

GORGEOUS THREE BED DETACHED HOME IN READ NOT TO BE MISSED

Nestled in the picturesque setting of Straits Lane, Read, Burnley, this splendid detached house presents an exceptional opportunity for those seeking a harmonious blend of comfort and contemporary living. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. The modern kitchen, well-equipped for culinary pursuits, seamlessly connects to the dining area, creating a warm and inviting space for family meals and gatherings.

Adding to the home's practicality, a useful utility room is conveniently located adjacent to the kitchen. The ground floor also features a versatile study room, which could easily serve as an additional bedroom, complemented by a handy downstairs shower room. This thoughtful layout caters to a variety of lifestyles, ensuring that every need is met.

As you ascend to the first floor, you will find three well-proportioned bedrooms, two of which are fitted with integrated storage, providing ample space for your belongings. The master bedroom serves as a true retreat, complete with an ensuite bathroom that offers added privacy and convenience.

Outside, the property boasts a beautifully maintained rear garden, perfect for enjoying the summer sun and hosting outdoor gatherings. The front of the house features a laid-to-lawn area, enhancing its overall curb appeal. Additionally, off-road parking is available in front of the large garage, accommodating multiple vehicles with ease.

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 4  3  2  E

- Tenure Freehold
 - Off Road Parking With Blocked Paved Drive And Access To Garage
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band F
 - Three well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating E
 - Contemporary Fitted Kitchen And Three Bathrooms
 - Envable Rear Garden Space

Ground Floor

Entrance

Composite frosted door to porch.

Porch

6'2 x 5'7 (1.88m x 1.70m)

Two UPVC double glazed windows, central heating radiator, engineered natural oak flooring and door to hall.

Hall

11'10 x 8'4 (3.61m x 2.54m)

Vertical central heating radiator, spotlights, engineered natural oak flooring, doors to reception room one, kitchen, door to further hall and stairs to first floor. with an oak staircase.

Reception Room One

18'11 x 12' (5.77m x 3.66m)

UPVC double glazed bay window, three central heating radiators, coving, multi fuel fire with decorative surround and television point.

Further Hall

5'5 x 3'10 (1.65m x 1.17m)

Engineered natural oak flooring, doors to shower room and study.

Study

11'10 x 6'10 (3.61m x 2.08m)

UPVC double glazed window, central heating radiator and engineered natural oak flooring.

Shower Room

8'6 x 5'3 (2.59m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled elevation and tiled flooring.

Kitchen

23'7 x 10'10 (7.19m x 3.30m)

Two UPVC double glazed windows, two central heating radiators, range of wall and base units, granite work tops, stainless steel one and a half sink and draining ridges with mixer tap, integrated double oven/grill and a microwave in a high rise unit, five ring gas hob, tiled splash back, extractor hood, integrated dishwasher, space for fridge freezer, spotlights, engineered natural oak flooring, open access to dining room and door to utility

Utility

16'7 x 5'3 (5.05m x 1.60m)

UPVC double glazed window, central heating radiator, floor to ceiling and base units, laminate work top, ceramic sink with mixer tap, plumbed for washing machine, dryer, access to boiler, engineered natural oak flooring, doors to rear and sliding door to garage.

Dining Room

10'11 x 10' (3.33m x 3.05m)

UPVC double glazed window, central heating radiator, engineered natural oak flooring, coving and sliding doors to rear garden.

Landing

9'7 x 2'11 (2.92m x 0.89m)

Doors to three bedrooms and bathroom.

Bedroom One

19'3 x 12'8 (5.87m x 3.86m)

Velux window, two UPVC double glazed windows, two central heating radiators, spotlights, loft access, eave storage and door to en suite.

En Suite

6'2 x 5'3 (1.88m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, spotlights, tiled elevation and tiled flooring.

Bedroom Two

20'4" x 10'9" (6.2 x 3.3)

Two UPVC double glazed windows, two central heating radiators, spotlights and two storage cupboards.

Bedroom Three

12'11 x 9'8 (3.94m x 2.95m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

11'1 x 8'1 (3.38m x 2.46m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double bath with mixer tap and rinse head, enclosed direct feed shower with rinse head, spotlights, part tiled elevation, cylinder/storage cupboard and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas and mature shruberry.

Front

Laid to lawn garden, block paved driveway for off road parking.

Garage

17'7 x 17'2 (5.36m x 5.23m)

Power and lighting, electric roller door and UPVC double glazed window.

