



Farrow & Farrow

ESTATE & LETTING AGENTS



- Towneley View, Todmorden Road, Burnley
- 5 Bedroom, Semi-Detached Contemporary Home
- Spacious Family Accommodation Throughout
- Great Size Front & Rear Gardens
- Excellent Finish & Fixtures Throughout
- Electric Gated Driveway Parking
- VIEWING VERY HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

234 Towneley View, Todmorden Road, Burnley, BB11 3EZ

£365,000

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***** NEW ***** - 5 BED SEMI-DETACHED, CONTEMPORARY FAMILY PROPERTY - Spacious Accommodation Over 3 Floors, Electric Gated Driveway, 2x Bi-Fold Doors, Elevated Balcony, Superbly Presented Throughout, High Specification Fixtures & Fittings Including Recent Upgrades, Small Select Development, SUPERB THROUGHOUT!!!



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Towneley View, Todmorden Road, Burnley, is an exceptional, 5 Bedroom contemporary semi-detached home. Well laid out over 3 floors, the properties boast 2 sets of bi-fold doors to the rear, overlooking the unusually good size garden and electric gated driveway parking. There is also a really good size front garden, which sets the property well back from the roadside. Upgraded by the current vendors, who have owned the property since new, this home now also has a good range of improvements too.

Being one of a small development of just 4 homes, this property provides outstanding family size accommodation, which also boasts an entertaining balcony off the main lounge. Superbly finished with excellent contemporary features including fitted wardrobes to the Master Bedroom, this property is ready to view now, with early viewing most definitely recommended in order to avoid disappointment.

Internally, these properties briefly comprise: Entrance Hall, WC, Lounge, elevated Balcony, Master Bedroom & En-Suite Bathroom, stairs down to lower floor with open plan Dining Room / Family Lounge / Kitchen, Utility Room, Cloaks/WC. To the top floor, are Bedrooms 2-5 and the Family Bathroom. Externally, to the front of the property is a good size Front Garden, while to the rear are the Rear Garden and Electric Gated Driveway Parking.

Perfectly located, close to the Town Centre yet also within seconds of Townley Park, these properties really do offer a fabulous combination of accommodation and location. Positioned within their private and exclusive setting, these properties really do offer a great combination of excellent location and fantastic access to all local facilities.

* 5 Bedroom, Semi-Detached * SUPERB Contemporary Family Homes * 2x Bi-Fold Doors * Electric Gated Driveway Parking * Elevated Balcony * Large Gardens Front & Rear * Driveway Parking

Hallway 20'5" x 6'10"

WC 5'7" x 2'8"

Lounge 12'0" x 18'11"

Balcony 4'7" x 18'11"

Bedroom 1 15'5" x 11'9"

En-suite Bathroom 8'5" x 8'8"

Lower Ground Floor

Hallway

WC 4'11" x 3'11"

Open Plan Kitchen /Dining / Family Room 26'11" x 19'1"

Utility Room 6'11" x 11'9"

Under Stairs Store 2'7" x 2'7"

First Floor

Landing

Bedroom 2 13'6" x 11'8"

Bedroom 3 13'5" x 11'8"

Bedroom 4 10'4" x 7'1"

Bedroom 5 10'0" x 7'0"

Family Bathroom 6'7" x 8'4"

Front Garden

Side Garden

Rear Garden

Rear Off Road Parking

Agents Notes

Disclaimer

