



# 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



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

**\*\*\* 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!!!



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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, the property briefly comprises: 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, this property really offers a fabulous combination of accommodation and location. Positioned within their private and exclusive setting, provides for an excellent location and fantastic access to all local facilities too.

**\* 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**

