



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Brooklands Road, Burnley, Lancashire
- 5 Bedroom, Semi-Detached Family Home
- 2 Separate & Generous Reception Rooms
- Beautifully Presented, Inside & Out
- Accommodation Well Laid Out Over 4 Floors
- Superb Character Features
- Ample Off Road Driveway Parking
- Comparatively Quiet Setting & Convenient Location
- VIEWING ESSENTIAL For This Outstanding Family Home
- Early Viewing Highly Recommended - Contact Us To View

35, Brooklands Road, Burnley, BB11 3PR

£425,000

# 35, Brooklands Road, Burnley, BB11 3PR

\*\*\* NEW \*\*\* - Brooklands Road, Burnley, Lancashire is a beautiful 5 bedroom, semi-detached home, brought to the market with superb presentation inside and out. Spacious, 4 storey family accommodation, good gardens, ample parking and great features are all set within a convenient, yet comparatively quiet setting, within easy reach of the town centre and great amenities all nearby - VIEWING ESSENTIAL - Contact Us To View



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Brooklands Road, Burnley, Lancashire is a 5 bedroom, semi-detached family home which is superbly presented and offers a wealth of character features throughout. Set on a well proportioned plot, with gardens front and rear and ample, off road driveway parking, this property is generously spacious and provides excellent family accommodation. Well laid out over 4 floors in all, this property offers flexible and versatile accommodation, all of which retains grandeur and presence.

With 2 separate and impressive reception rooms, each boasting a feature wood burner, outstanding retained character elements such as coving, high ceilings and large windows, the property has a real sense of welcome and warmth. The summerhouse adds an idyllic outdoor room and the dining kitchen and bathrooms are all befitting of a property of this standard too. Certainly, to fully appreciate all that is on offer here, early viewing is highly recommended and available now, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hallway, Reception Room 1, Reception Room 2, Kitchen / Dining Room. Stairs down to Lower Ground Floor lead to Bedroom 5, WC. First floor Landing off to Bedroom 1 with En-Suite Shower Room, Bedrooms 2 & 3, Family Bathroom. Off the second floor Landing are Bedroom 4, large Utility / Store Room, (potential for conversion). Externally, the property offers ample front off road Driveway Parking, plus Front Gardens, Summer House and Rear & Side Patio Gardens which complete the picture here.

Perfectly located, within easy reach of the town centre yet also within seconds of Townley Park, this property really does offer a fabulous combination of accommodation and location. Positioned within a comparatively quiet and exclusive setting, while also being in close proximity to a wealth of local facilities, Brooklands Road really does offer a wonderful setting and excellent convenience too.

**Hallway 17'11" x 21'4" widest point**

**Lounge 15'10" x 13'5"**

**2nd Lounge 14'4" x 14'6"**

**Kitchen/Dining Room 20'3" x 9'10"**

**Landing**

**Bedroom 1 14'10" x 14'10"**

**En-suite Shower Room 7'10" x 4'0"**

**Bedroom 2 13'6" x 13'3"**

**Bedroom 3 12'1" x 9'11"**

**Family Bathroom 7'8" x 7'2"**

**2nd Floor Landing 6'11" x 9'5"**

**Bedroom 4 13'7" x 12'10"**

**Large Attic Store Room**

**Lower Landing**

**Bedroom 5 14'8" x 11'4"**

**WC**

**Front Garden & Driveway**

**Sun Room**

**Rear Patio Garden**

**Agents Notes**

**Disclaimer**

