



26 Ighten Road

Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Side patio ideal for outdoor seating
- Attractive tiered rear garden
- Approx. 1,183 sq ft (109.94 sq m) of accommodation
- Beautifully presented semi-detached bungalow
- Two generous double bedrooms
- Three versatile reception rooms
- Larger than average detached garage
- Council Tax Band B - Freehold Tenure



Internal

Beautifully presented throughout, this spacious semi-detached bungalow offers flexible accommodation designed to suit a range of lifestyles. The welcoming living room is filled with natural light from the bay window, creating a comfortable space to relax. A separate dining room is ideal for family meals or entertaining, while the conservatory provides an additional reception area overlooking the rear garden. The modern fitted kitchen offers a good range of storage and worktop space with integrated cooking appliances. There are two generous double bedrooms, both tastefully decorated, along with a contemporary bathroom finished in neutral tones. With three reception rooms and well proportioned accommodation throughout, this home combines practicality with comfortable single storey living.

External

The property enjoys attractive, well maintained gardens to both the front and rear. A mature front garden with established shrubs and planting is complemented by a central pathway leading to the entrance, while a patio to the side provides a pleasant spot for outdoor seating. The rear garden has been thoughtfully arranged across tiered levels, creating a variety of spaces to relax, entertain and enjoy the surrounding greenery. Positioned to the side of the property is a larger than average detached garage, offering excellent storage, workshop potential or secure parking. A private driveway provides additional off road parking, completing this appealing outdoor space.



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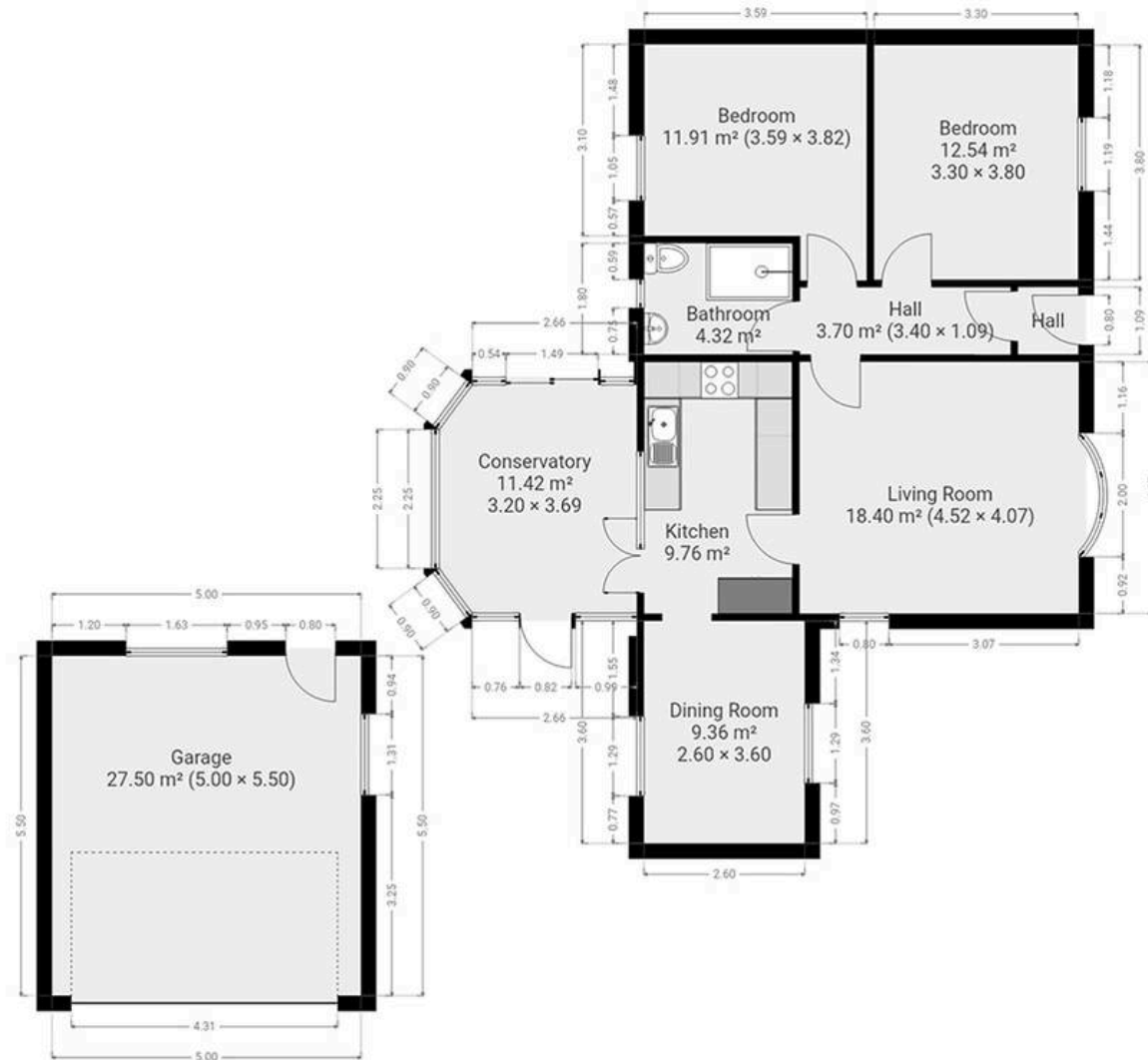


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Total Property Area: approx - 109.94 Sq Meters (1,183.38 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



GARDEN

GARAGE

Double Garage

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