



## 15 Tarren Grove

Burnley

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Well Presented Two Bedroom Home
- Spacious Living Room with French Doors to the Garden
- Ground Floor Cloakroom/WC
- Enclosed Rear Garden with Raised Seating Area
- Electric Vehicle Charging Point
- Council Tax Band A - Leasehold Tenure
- Allocated Parking Space to the Rear



## Ground Floor

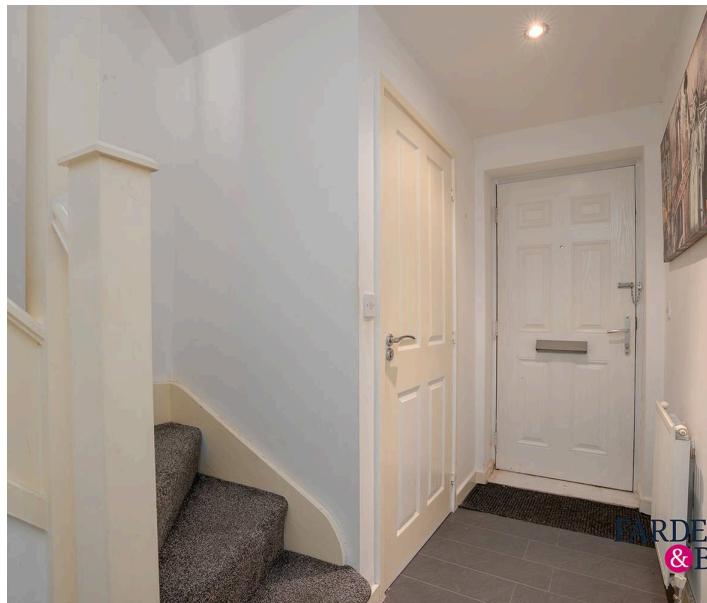
Step into the welcoming entrance hall, which provides access to the cloakroom/WC, kitchen and living room, with stairs rising to the first floor. The kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for everyday appliances, creating a practical environment for cooking and meal preparation. To the rear of the property, the living room offers a bright and comfortable space to relax. French doors open onto the rear garden, allowing plenty of natural light to fill the room while providing easy access for outdoor dining and entertaining. A useful ground floor cloakroom completes the accommodation.

## First Floor

The first floor comprises two well proportioned double bedrooms, both offering comfortable accommodation with space for bedroom furniture. The family bathroom is fitted with a three piece suite including a bath with shower over, wash hand basin and WC. The landing also benefits from a useful storage cupboard, providing additional space for household essentials.

## External

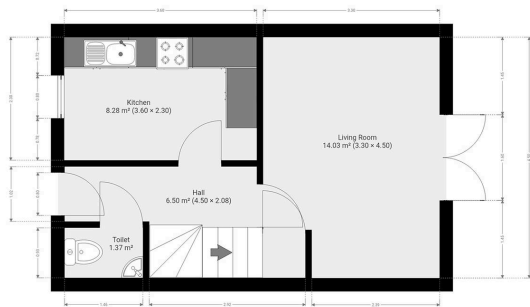
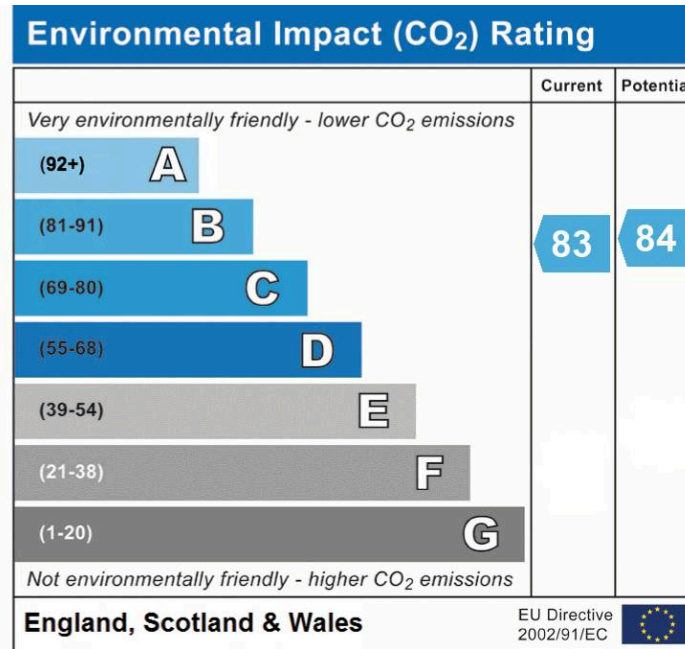
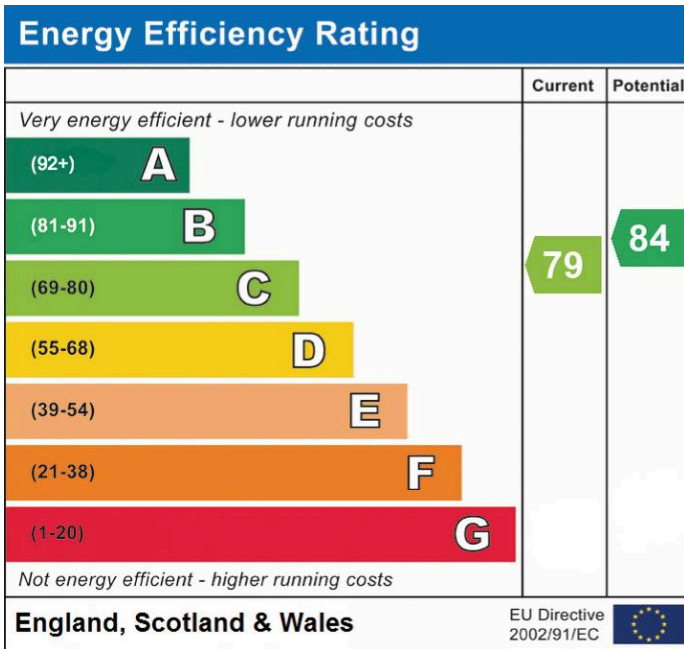
To the front of the property is a lawned garden with a pathway leading to the entrance. The enclosed rear garden has been designed for low maintenance and includes a patio together with a raised decked seating area, making it an ideal place to enjoy the warmer months. To the rear of the property is an allocated parking space for one vehicle, complete with an electric vehicle charging point.





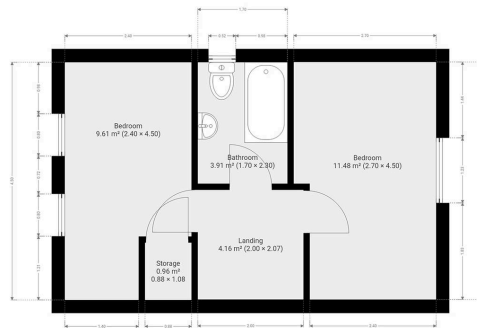
GARDEN

DRIVEWAY



Total Property Area: approx - 60.23 Sq Meters (648.31 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 orientations are approximate. No liability is accepted for any errors and they do not form part of any agreement. No liability is taken for any error.



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**GOLD WINNER**  
ESTATE AGENT  
IN BURNLEY

  
**BRITISH  
PROPERTY  
AWARDS**  
2025  
★★★★★  
**GOLD WINNER**  
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IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

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