



20 Reedley Grove

Burnley

Council Tax band: E

Tenure: Freehold

- Semi-detached property set on a substantial corner plot
- Spacious breakfast kitchen + Utility room
- Detached garage with ample off-road parking
- Outside WC & boiler room
- Attic space currently used as a hobby room
- Freehold + Council tax band E
- Gas central heating



Ground Floor

The ground floor opens into a spacious entrance hall with a feature staircase, neutral décor and access to the main living areas. To the front is a generous lounge with a feature fireplace and large window, allowing plenty of natural light. Double doors lead through to the dining room, creating a lovely flow while keeping both rooms clearly defined. The dining room enjoys a further bay-style window overlooking the garden, making it a bright space for family dining or entertaining. The kitchen is fitted with a range of wood-effect wall and base units, contrasting worktops, integrated cooking appliances and space for a breakfast table. A useful utility room provides additional fitted storage, worktop space and plumbing for laundry appliances. A rear porch completes the ground floor, offering practical access out to the garden.

First Floor

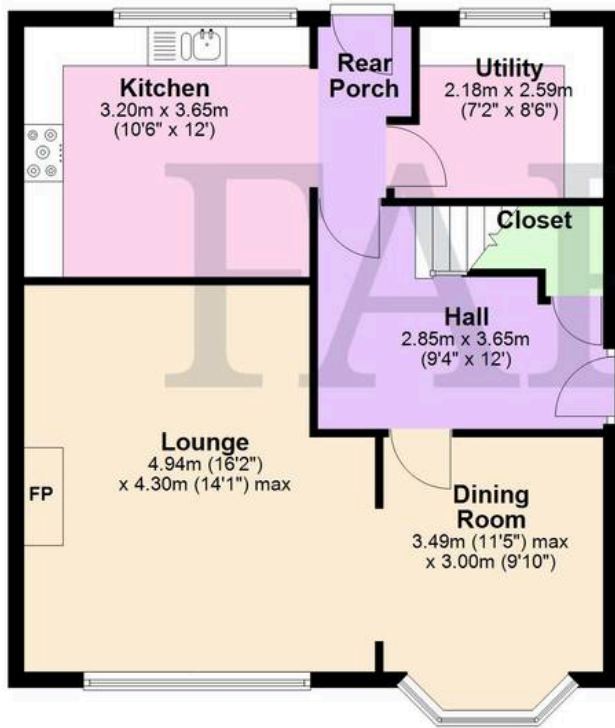
The first floor is arranged around a spacious landing, giving access to three well-proportioned bedrooms and the main family bathroom. The principal bedroom is a generous double room, complete with a range of fitted furniture and its own en-suite shower room, adding privacy and everyday convenience. Bedroom two is another comfortable double, enjoying a pleasant outlook and plenty of natural light, while bedroom three also offers good proportions and flexibility, making it ideal as a further bedroom, dressing room, office or hobby space. The family bathroom is particularly spacious and fitted with a panelled bath, separate shower enclosure, wash basin and WC, with tiled finishes and a large window allowing natural light into the room. Overall, the first floor provides a practical and versatile layout, well suited to family living.



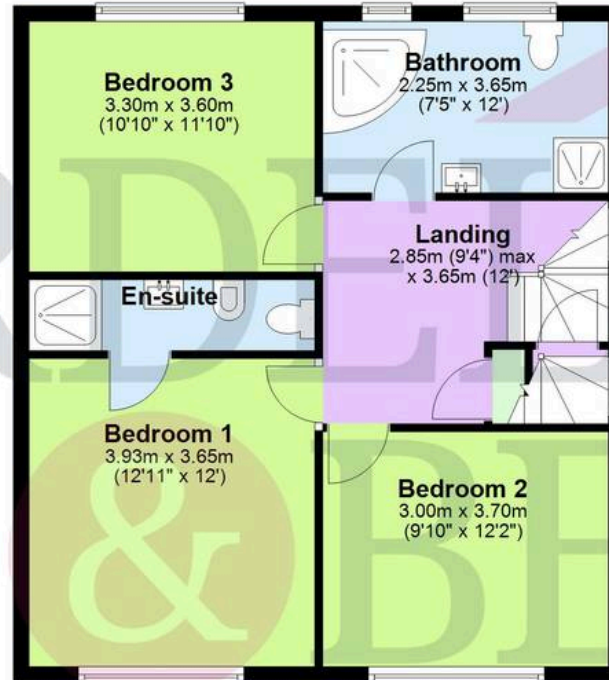




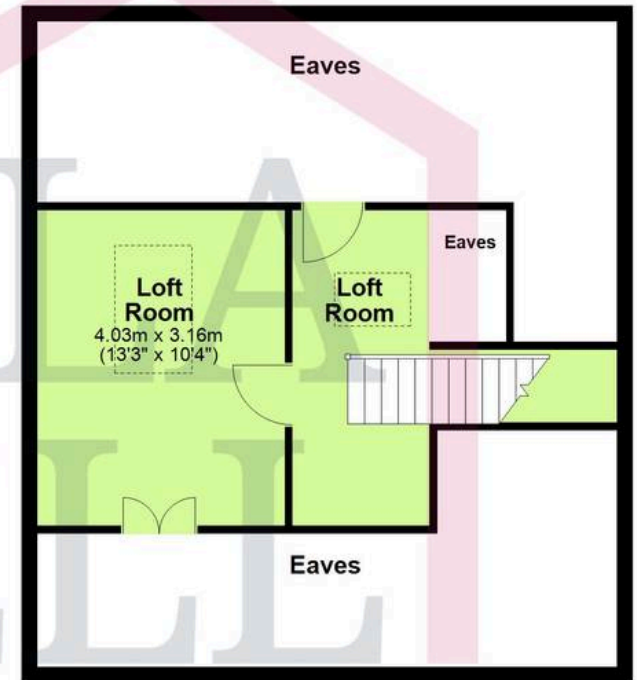
Ground Floor



First Floor



Second Floor



Total area: approx. 146.8 sq. metres (1580.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are 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, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced using PlanUp.

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Attic Space / Second Floor

The attic space is accessed via a staircase from the first floor and is currently used by the vendors as a hobby room. The space offers a practical additional area, with wooden Velux windows allowing natural light, central heating, electric points and an intercom system. There is also useful eaves storage, making the most of the available roof space. This area provides flexible use as a hobby space, occasional workspace or storage area, subject to a buyer's own needs. The vendors have confirmed that no building regulations approval is currently present for this space, therefore it should not be treated as formal habitable accommodation.

Garden -The exterior of this semi-detached property offers an impressive amount of usable space, with a generous paved frontage providing ample off-road parking and a neat, low-maintenance approach to the home. A detached garage sits to the side, adding further practicality for parking, storage or workshop use. To the rear, the property continues to impress with a spacious paved patio area, ideal for outdoor seating and entertaining, which leads onto a well-kept lawn bordered by mature hedging and stone walling. The garden feels private and established, with raised planting areas adding colour and character. There is also a purpose-built outside WC and storage area, which houses the gas central heating boiler, offering useful additional space away from the main accommodation. Overall, the outside space is a real feature of the home, combining generous parking, a detached garage, practical outbuildings and a pleasant garden setting.





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Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

