



12 Matlock Grove

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

- Chain free
- Semi detached
- 2 Bedrooms
- Spacious garden
- Driveway
- Detached garage
- Council tax band B
- Leasehold
- Gas central heating



Hallway

A practical hallway featuring stair access to the first floor, fitted carpet, ceiling light point and multiple entry points with access to adjoining rooms.

Living Room

A bright and inviting living room with a large uPVC double glazed bay window, fitted carpet, ceiling light point and a modern gas fireplace, offering a comfortable space for everyday relaxation.

Dining Room

A versatile dining room space with natural light through a uPVC double glazed window, ceiling light point, fitted carpet and direct access to the kitchen.

Kitchen

A functional kitchen with integrated cabinetry including a dishwasher, washing machine and undercounter fridge with icebox, tiled walls, oven point, ceiling light point, fitted carpet, mixer tap and sink offering a practical and efficient space for everyday cooking.

Conservatory

This charming conservatory features fitted carpet, fitted radiator, insulated roof to ensure all year round comfort and expansive uPVC double glazed windows with decorative stained glass, flooding the space with natural light and offering tranquil views of the surrounding garden.

Master Bedroom

A spacious master bedroom with excellent natural light, fitted carpet, fitted radiator and generous built in storage, offering a practical and serene setting for everyday relaxation.



Bathroom

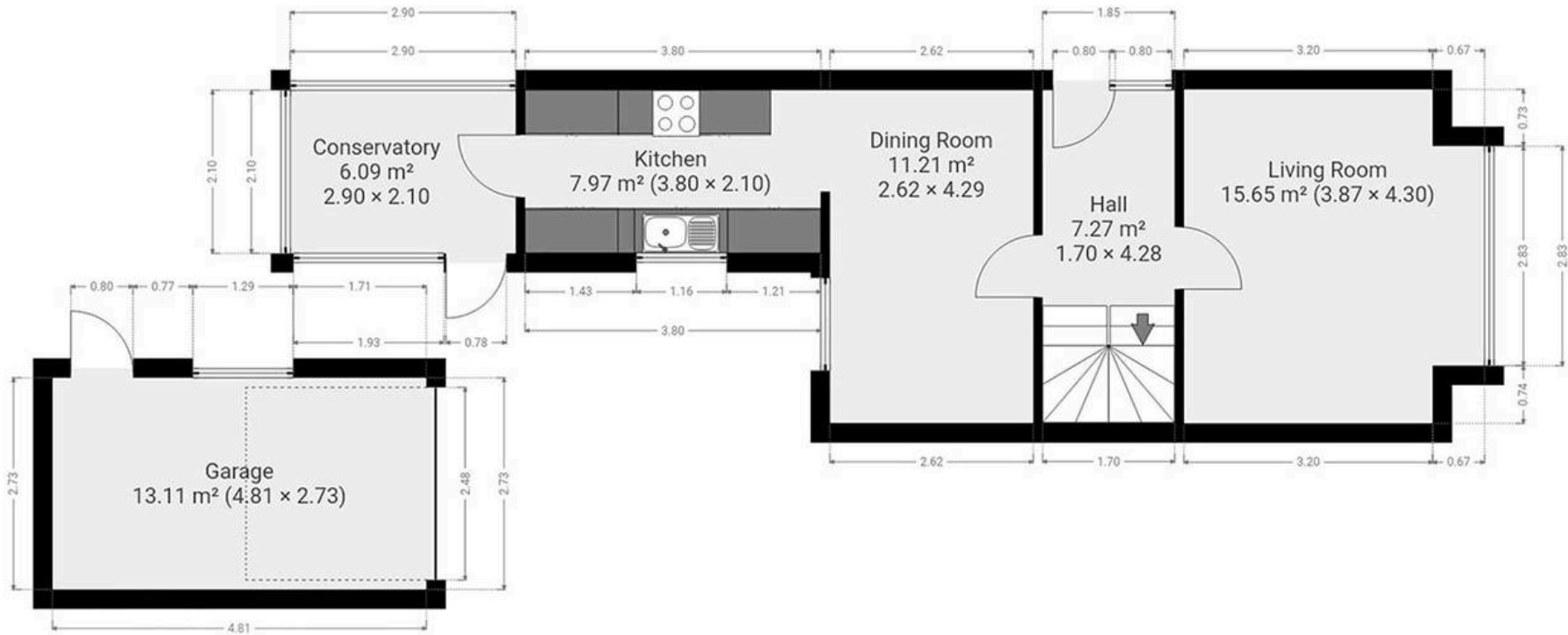
A compact and efficiently arranged bathroom featuring a walk in shower, push button toilet, pedestal sink, heated towel rail and natural light, designed for comfort and convenience.

Bedroom 2

A bright and spacious second bedroom featuring dual uPVC double glazed windows, ceiling light point, fitted carpet, radiator and a full length mirrored wardrobe, offering excellent storage.







Total Property Area: approx - 93.1 Sq Meters (1,002.12 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

A neatly presented low maintenance rear garden with a paved patio and lawn, complemented by a conservatory and detached garage.

GARAGE

Double Garage

DRIVEWAY

3 Parking Spaces





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