



8 Holbeck Avenue

Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Garage + Driveway
- Built in 2022
- Three Bedrooms
- En-Suite Shower Room
- Popular Location
- Large Rear Garden
- Council Tax Band B - Leasehold Tenure
- EPC - B
- Alarm System Fitted



Ground Floor

Step into a bright and welcoming hallway which immediately sets the tone for this modern detached family home. Positioned to the front of the property is a spacious living room filled with natural light, creating a comfortable setting for relaxing evenings and family gatherings. To the rear, the property features a stylish fitted kitchen complete with a range of contemporary units, integrated cooking appliances and excellent worktop space. The adjoining dining area provides the perfect setting for everyday meals and entertaining alike, with French doors opening directly onto the rear garden and allowing plenty of natural light to flow through the space. The ground floor also benefits from a convenient downstairs WC and external access into the garage, offering excellent practicality and additional storage options.

First Floor

The first floor offers three well-proportioned bedrooms, ideal for growing families, visiting guests or those working from home. The principal bedroom is a particularly impressive space with fitted wardrobes and the added benefit of a modern en suite shower room, creating a private and comfortable retreat. Bedroom two is another generous double room overlooking the rear garden and also boasts fitted wardrobes, while the third bedroom provides versatility as a child's room, nursery or home office. The property also benefits from a contemporary family bathroom finished with modern fittings and neutral décor, offering practicality for busy households.





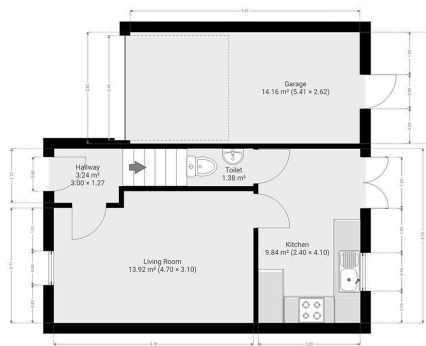


External

To the front, the property enjoys attractive kerb appeal within a modern residential development, complete with driveway parking and access to the integral garage. To the rear, there is a generous enclosed garden mainly laid to lawn with fenced boundaries, creating an excellent outdoor space for children, pets and summer entertaining. The garden offers plenty of potential for landscaping while already providing a private and peaceful setting to enjoy.

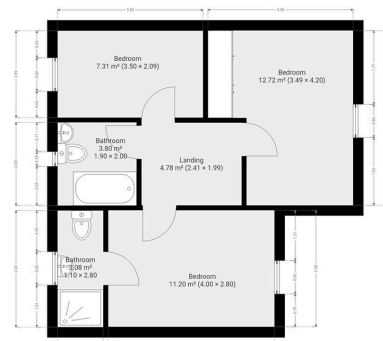
DRIVEWAY

2 Parking Spaces



Total Property Area: approx - 85.38 Sq Meters (919.02 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and orientations are approximate. No liability is taken for any errors and they do not form part of any agreement. No liability is taken for any error.



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