



18 Ullswater Road

Burnley, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Freehold tenure with an annual land charge of £4 & Council Tax Band B
- Driveway providing off-road parking
- Private rear garden
- Modern fitted kitchen with integrated appliances
- Useful utility room
- Brunshaw area
- Three bedrooms



Property Description

The interior of the home has been thoughtfully arranged to create a warm and welcoming environment. A beautifully presented lounge sits at the heart of the property, centred around a contemporary inset fireplace and complemented by stylish wall panelling, creating a cosy & refined space. The kitchen offers an open modern layout with sleek cabinetry, integrated appliances and a central breakfast island, providing preparation space with the addition of a utility area to the side. From here, the home flows effortlessly into a bright conservatory dining area, where large glazed panels and doors invite in an abundance of light and offer pleasant views across the garden. The bedrooms are well-proportioned and tastefully decorated, offering flexible accommodation for families. Completing the interior is a contemporary family bathroom fitted with a modern suite and stylish tiling, providing a clean and relaxing space for day-to-day living.





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GARDEN

Externally, the property enjoys a well-maintained and practical outdoor setting designed for both convenience and relaxation. To the front, a generous block-paved driveway provides ample off-road parking and leads to an attractive enclosed porch entrance, creating a welcoming first impression while offering everyday practicality. To the rear, the home benefits from a private, low-maintenance garden that has been thoughtfully arranged to maximise outdoor enjoyment. A spacious flagged patio terrace sits directly outside the conservatory, creating an ideal space for outdoor dining, entertaining, or simply relaxing in the warmer months. Steps lead down to a further seating area, while raised planting sections and boundary fencing provide both greenery and privacy. The garden has been designed with ease of upkeep in mind, allowing homeowners to enjoy the outdoor space without extensive maintenance, while still offering a pleasant and versatile environment for socialising or unwinding.

DRIVEWAY

2 Parking Spaces



Total Property Area: approx - 88.3 Sq Meters (950.45 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 construction are approximate. An agent's area measurement does not include the area of any porches and they are not from part of an apartment. All rights reserved for any use.



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