



61 Printers Fold

Burnley, Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Freehold tenure
- EPC Rating C
- Bespoke modern kitchen with granite work surfaces
- Open plan kitchen and dining area
- Stylish family bathroom and separate ensuite
- Downstairs WC
- Landscaped rear garden with patio and lawn
- Detached garage + Driveway



Property Description

Step inside to a well-presented and thoughtfully arranged home. The spacious lounge is bright and inviting, featuring dual aspect views and focal limestone fireplace. To the rear, the stylish open dining kitchen offers a range of bespoke fitted units, integrated appliances and granite surfaces, with room for a dining table and direct access to the garden. Upstairs, there are two well-proportioned double bedrooms, both tastefully finished. The third bedroom is currently used as a walk-in wardrobe, offering excellent storage, but can easily be reinstated as a functional bedroom. The master benefits from a modern en-suite, while the main bathroom comprises a three-piece suite. A ground floor WC adds further practicality and completes the ground floor. Neutral décor runs throughout, making this a ready to move into home and a fantastic opportunity.





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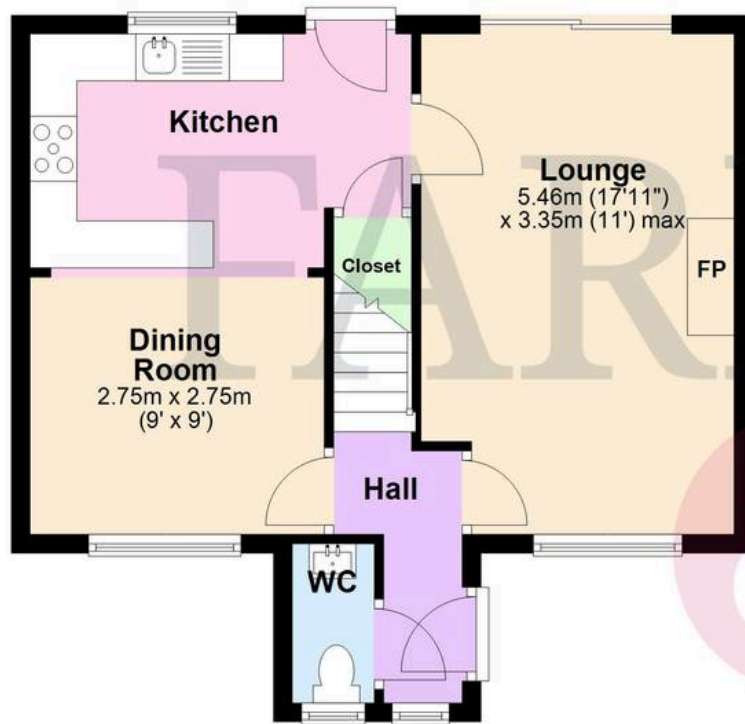


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Ground Floor



First Floor



Total area: approx. 97.9 sq. metres (1053.5 sq. feet)

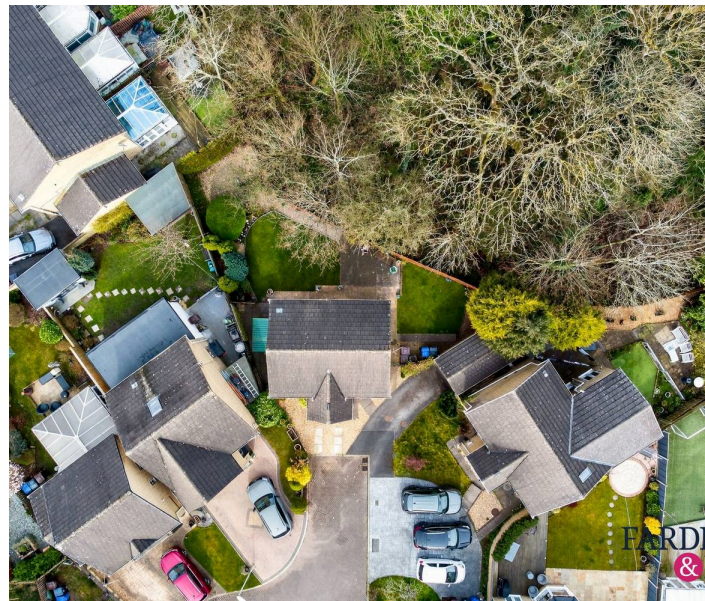
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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Garden

Set within a quiet cul-de-sac position on the ever-popular development, this impressive home occupies a generous corner plot, offering a rare level of privacy and outdoor space that is difficult to come by. To the front, there is driveway parking leading to a detached garage, providing both secure storage and practical off-road parking for multiple vehicles. The true standout of this home is the wrap-around rear garden, which has been thoughtfully arranged to create a balance of usable lawn, patio seating areas and low-maintenance borders. A spacious paved patio sits directly off the rear of the property, ideal for outdoor dining, entertaining or simply enjoying the peaceful surroundings. The garden continues around the side, opening into a further lawned area bordered by established planting, gravel sections and decorative features, giving a real sense of space and versatility. Backing directly onto woodland, the property benefits from a private, not overlooked aspect to the rear, creating a tranquil setting with a natural backdrop. This position not only enhances privacy but also offers an ever-changing outlook through the seasons, making it particularly appealing for those who appreciate a quieter lifestyle. Additional external features include a useful outdoor storage shed, perfect for garden tools or bikes, along with well-defined pathways and fencing that neatly frame the plot. The overall layout of the garden makes it ideal for families, those who enjoy hosting, or anyone looking for a secure space for pets. For dog walkers and countryside lovers, the location is hard to beat, with immediate access to nearby green spaces and scenic walking routes straight from your doorstep. The Land Registry confirms that the property is subject to restrictive covenants; buyers are advised to seek clarification from their chosen legal representative.





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