



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Jobling Close, Burnley, BB12 6EQ Offers In The Region Of £260,000

EXCEPTIONAL DETACHED FAMILY HOME

Situated within Valour Park in the charming location of Jobling Close, Burnley, this beautiful modern family home offers a perfect blend of comfort and style. As you step inside, you are welcomed by a spacious living room that adjoins a well-equipped kitchen and dining area, creating an ideal space for family gatherings and entertaining guests.

The property boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. The main bedroom is particularly impressive, featuring an en suite shower room and a fitted wardrobe, providing both convenience and privacy. The additional bedrooms are equally inviting, making this home suitable for families of all sizes.

Outside, the rear garden is a delightful retreat, laid to lawn and complemented by a stylish decking area, perfect for enjoying sunny afternoons or hosting barbecues. The property also benefits from off-road parking, catering to modern living needs.

Furthermore, the well-proportioned bathroom adds to the overall appeal of this home, ensuring that all family members have access to comfortable facilities. This property is not just a house; it is a wonderful family home that promises a lifestyle of ease and enjoyment. Do not miss the opportunity to make this lovely residence your own.

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 **3**  **2**  **1**  **B**

- Beautifully Presented Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Sought After Location
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

6'7 x 6'1 (2.01m x 1.85m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, smoke alarm, Amtico flooring, doors leading to WC, reception room and stairs to first floor.

WC

5'1 x 2'10 (1.55m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap and Amtico flooring.

Reception Room

16'4 x 12'1 (4.98m x 3.68m)

UPVC double glazed window, central heating radiator, television point, understairs storage and door to kitchen/dining area.

Kitchen/Dining Area

15'2 x 8'11 (4.62m x 2.72m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, Amtico flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

9'6 x 6'1 (2.90m x 1.85m)

UPVC double glazed frosted window, access to partially boarded loft, smoke alarm, doors leading to three bedrooms, bathroom and storage.

Bedroom One

10'4 x 10'0 (3.15m x 3.05m)

UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

4'7 x 4'5 (1.40m x 1.35m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

9'2 x 8'9 (2.79m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 6'1 (2.77m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

6'0 x 5'3 (1.83m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed laid to lawn garden with decking and stone chipped area.

Front

Laid to lawn garden and driveway providing off road parking.

