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BB12 OEY

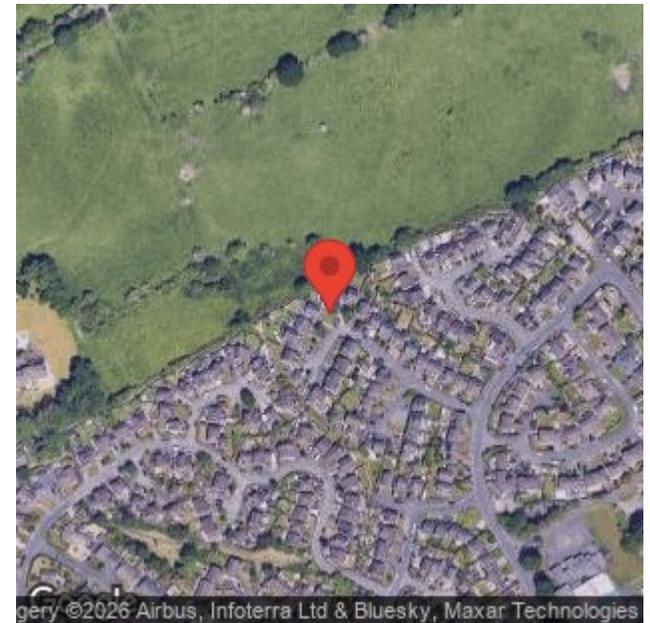
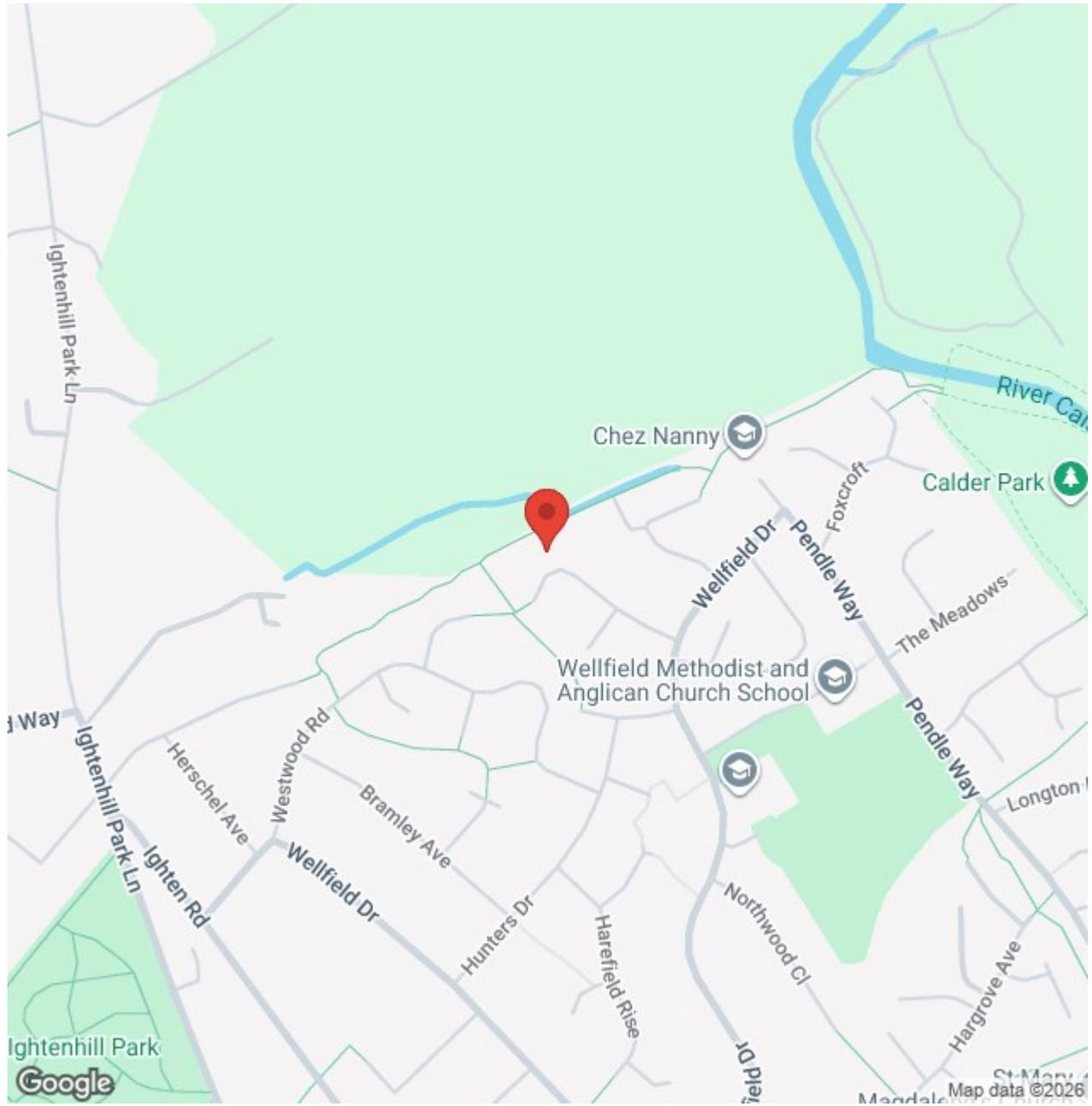
## The Chase, Burnley

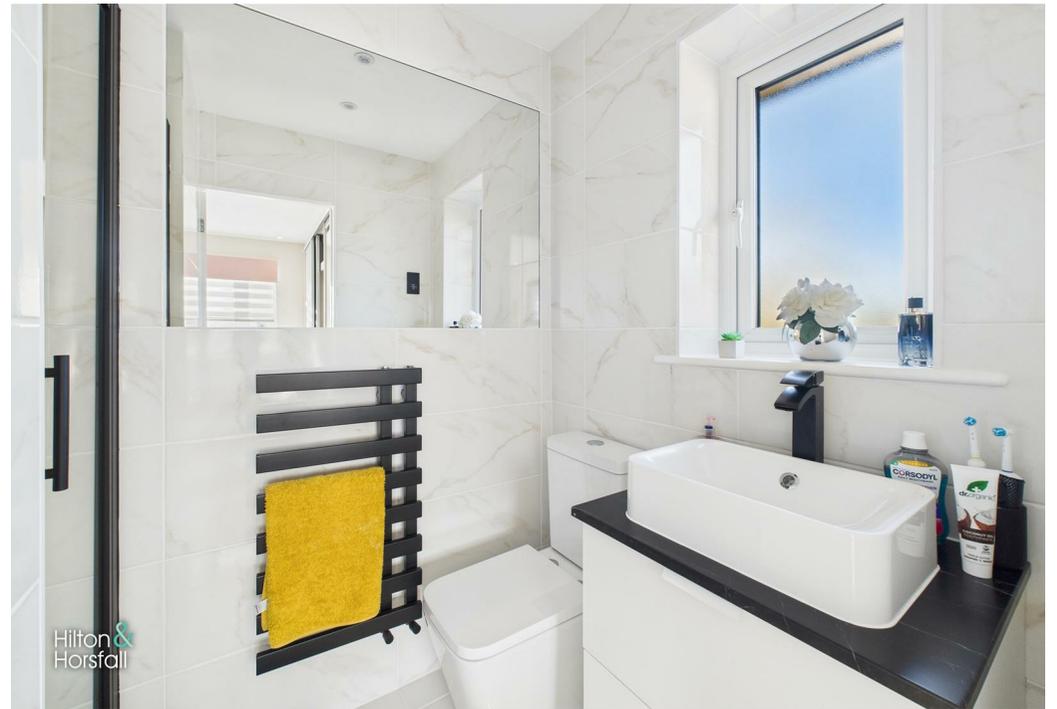
### Offers In The Region Of £430,000

- Stunning 4-bedroom detached family home
- Back to brick renovation and considerably extended
- Impressive open-plan living / dining kitchen
- Principal bedroom with en-suite shower room
- Quiet cul-de-sac location close to excellent schools & nursery
- Landscaped rear garden, tarmac driveway with tegula block boarder & integral garage
- Parking for up to five cars
- Uninterrupted views to the rear
- Contemporary feel inside & rural feel to the rear.
- Brand new 32kw Baxi boiler, brand new consumer & spot lights throughout

This truly stunning four-bedroom detached family home has been fully renovated and considerably extended to an exceptional standard, offering stylish, modern living spaces finished with quality and attention to detail throughout. The ground floor is centred around a superb open-plan lounge, breakfast kitchen with Quartz work surfaces and dining area, designed for modern family life and entertaining, complemented by a separate front living room, a versatile ground floor room ideal as a home office or playroom, a contemporary cloakroom and a practical laundry area with access to the garage. To the first floor, the property offers four well-proportioned bedrooms, including an impressive principal bedroom with fitted wardrobes and a sleek en-suite shower room, along with a beautifully finished family bathroom. Externally, the home enjoys a landscaped, multi-level rear garden with patio seating areas, while the front provides off-road parking for up to five cars, access to the integral garage and a peaceful cul-de-sac setting. Situated close to excellent schools and Chez Nanny Nursery, this is a rare opportunity to purchase a turnkey family home in a highly regarded location.







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## Lancashire

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### GROUND FLOOR

#### ENTRANCE HALLWAY

The entrance hallway creates an immediate impression, finished in a stylish and contemporary design with feature panelling, herringbone-style flooring and recessed lighting. Providing access to the principal ground floor rooms, the integral garage, and the staircase leading to the first floor, this welcoming space reflects the high standard of finish found throughout the home.

#### GROUND FLOOR WC 5'3" x 3'4" (1.62m x 1.04m)

The ground floor WC is finished in a contemporary style, featuring a modern suite with vanity unit, stylish wall panelling and contrasting fittings. Natural light, recessed lighting and a sleek vertical radiator complete the space, providing a practical yet well-presented addition for everyday use.

#### LIVING ROOM 15'2" x 11'5" (4.63m x 3.48m)

Situated to the front of the property, the living room is a beautifully presented space finished to a high standard, featuring neutral décor, deep skirting boards, luxury carpeting and a plastered ceiling with recessed spotlights and subtle perimeter lighting. A large bay window with plantation shutters allows plenty of natural light while maintaining privacy, and the room comfortably accommodates substantial seating. A stylish media wall with wall-mounted television and contemporary slatted feature panels creates an attractive focal point.

#### LOUNGE / BREAKFAST KITCHEN / DINING AREA 20'1" x 19'7" (6.13m x 5.98m)

The heart of the home is this stunning open-plan lounge, breakfast kitchen and dining area, created as part of a substantial extension and finished to an exceptional standard. The contemporary kitchen features 22mm Quartz work surfaces, sleek cabinetry, integrated appliances including a larder fridge & freezer and a large central island with breakfast seating, flowing seamlessly into a spacious dining area and relaxed lounge space. Flooded with natural light from roof windows and French doors opening onto the rear garden, the room also benefits from recessed spotlights, feature lighting and modern finishes throughout, making it an ideal space for both everyday family life and entertaining.

#### LAUNDRY / CLOAK ROOM 10'4" x 8'0" (3.16m x 2.45m)

The property also benefits from a practical and well-designed laundry and

cloak room, fitted with modern units, 22mm Quartz work surfaces and space for washing and drying appliances. Finished in a clean, contemporary style with recessed lighting, this useful area also provides everyday storage and coat hanging, with direct access to the exterior, making it an ideal space for busy family living.

#### MULTI USE ROOM / OFFICE / POTENTIAL 5TH BEDROOM 15'1" x 8'0" (4.62m x 2.44m)

This versatile ground floor room is currently used as a home office but would equally suit a playroom, snug or additional sitting room. Finished in a clean, modern style with neutral décor, recessed spotlights and soft carpeting, the room enjoys good natural light and offers generous proportions for a range of uses, making it a flexible addition to the home.

#### FIRST FLOOR / LANDING

The first floor landing is finished in a clean and contemporary style, featuring soft carpeting, recessed lighting and access to the loft. It provides access to all four bedrooms and the family bathroom, continuing the high standard of presentation found throughout the home.

#### BEDROOM ONE 11'9" x 8'2" (3.60m x 2.51m)

Bedroom one is a well-proportioned and stylishly presented double room, finished in neutral tones with soft carpeting and recessed lighting. The room benefits from fitted sliding wardrobes, providing excellent storage, and enjoys good natural light. A door leads through to a private en-suite, making this an ideal principal bedroom within the home.

#### ENSUITE SHOWER ROOM 4'7" x 6'11" (1.42m x 2.12m)

The en-suite shower room is finished to a high standard, featuring a modern suite with walk-in shower, vanity unit and contemporary fittings. Fully tiled walls, recessed lighting and a heated towel radiator complete this stylish and practical space.

#### BEDROOM TWO 10'5" x 9'6" (3.19m x 2.92m)

Bedroom two is a well-proportioned double room positioned to the rear of the property, finished in neutral tones with soft carpeting and recessed lighting. The room enjoys uninterrupted views and offers ample space for bedroom furniture, making it an ideal child's room or guest bedroom.

#### BEDROOM THREE 8'3" x 9'0" (2.52m x 2.76m)

Bedroom three is a well-presented double room positioned to the front of the property, finished in neutral tones with soft carpeting and recessed lighting. The room benefits from fitted storage and offers comfortable space for bedroom furniture, making it an ideal bedroom or home office.

#### BEDROOM FOUR 6'7" x 9'8" (2.01m x 2.96m)

Bedroom four is a well-presented room positioned to the rear of the property which offers uninterrupted views, finished in neutral tones with soft carpeting and recessed lighting. The room benefits from fitted storage and would suit a child's bedroom, guest room or home office.

#### BATHROOM 6'9" x 9'8" (2.08m x 2.96m)

The family bathroom is finished to a high standard, featuring a modern suite comprising a panelled bath with shower over, vanity unit and WC. Fully tiled walls, recessed lighting, a heated towel radiator and stylish fittings create a sleek and practical space for family use.

#### INTEGRAL GARAGE 13'5" x 8'11" (4.09m x 2.73m)

The integral garage provides secure parking and useful storage, benefiting

from power and lighting, with direct internal access from the entrance hallway, making it a practical and convenient feature of the home.

#### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/the-chase-burnley>

#### LOCATION

The Chase is situated on a quiet and well-regarded cul-de-sac within a popular residential area of Burnley, offering a peaceful setting ideal for family living. The property is conveniently positioned for a range of local amenities and transport links and is within easy reach of well-regarded schools, including St Mary Magdalenes, Wellfield School and Chez Nanny Nursery. Burnley town centre, motorway connections and nearby countryside walks are also easily accessible, making this an excellent location for families and commuters alike.

#### PUBLISHING

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## OUTSIDE

To the rear, the property enjoys a landscaped and well-designed garden, arranged over multiple levels to create distinct seating and entertaining areas. A paved terrace provides an ideal space for outdoor dining and relaxation, with steps leading down to further garden areas offering privacy and a pleasant outlook. To the front, the property benefits from a driveway providing off-road parking for up to five cars and access to the integral garage, completing this superb family home.



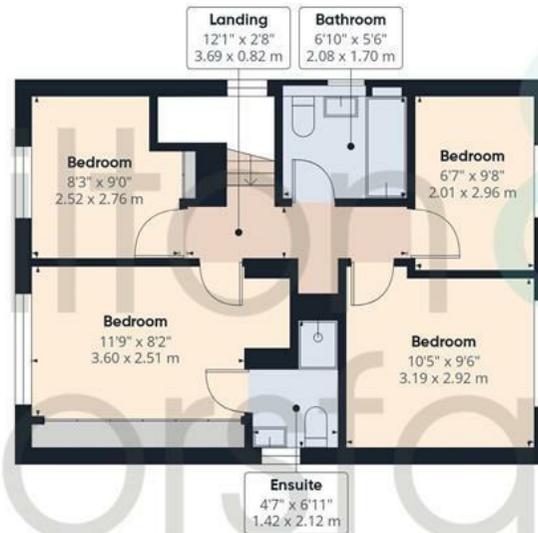


Ground Floor

Approximate total area<sup>(1)</sup>

1514 ft<sup>2</sup>

140.7 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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