



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Marsden Court, Burnley, BB10 2SS
£240,000

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 3  1  1  D

- Spacious Detached True Bungalow
 - Fitted Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating D
- Three Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Modern Three Piece Shower Room
 - Low Maintenance Rear Garden
 - Council Tax Band D

Entrance Hall

19'10 x 13'5 (6.05m x 4.09m)

Composite double glazed frosted front door, central heating radiator, two ceiling roses, doors leading to reception room, kitchen, garage, three bedrooms and shower room.

Reception Room

13'9 x 12'6 (4.19m x 3.81m)

Central heating radiator, coving, electric fire with marble surround and wooden mantel, television point and aluminium double glazed sliding door to conservatory.

Conservatory

12'4 x 11'2 (3.76m x 3.40m)

UPVC double glazed windows, polycarbonate roof, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

Kitchen

12'4 x 11'7 (3.76m x 3.53m)

UPVC double glazed window, central heating radiator, coving, range of panelled wall and base units with granite effect work surfaces and splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, wood parquet flooring and composite double glazed frosted door to rear.

Garage

18'5 x 8'8 (5.61m x 2.64m)

UPVC double glazed window, loft access, power, lighting, Worcester boiler and up and over garage door.

Bedroom One

13'0 x 9'9 (3.96m x 2.97m)

UPVC double glazed leaded inset box bay window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Two

10'10 x 8'6 (3.30m x 2.59m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

8'7 x 8'1 (2.62m x 2.46m)

UPVC double glazed leaded window, central heating radiator, coving and wood effect laminate flooring.

Shower Room

6'5 x 5'3 (1.96m x 1.60m)

UPVC double glazed frosted leaded window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, fitted storage, tiled elevations and tiled effect lino flooring.

External

Rear

Enclosed garden with stone chippings, paving, bedding and summer house.

Front

Laid to lawn garden, block paved driveway and access to garage.



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