



37 The Spinney

Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully presented detached family home
- Garage conversion providing family room, office or potential fourth bedroom
- Ground floor WC
- Over 1000sqft of accommodation
- Council Tax Band C - Freehold Tenure
- Conservatory Extension
- Driveway



Ground Floor

The property is entered via a welcoming entrance hall which leads through to the main living accommodation. The spacious lounge enjoys a bright front aspect and has been beautifully presented throughout, creating a comfortable and inviting space for relaxing and entertaining. To the rear of the property, the modern dining kitchen provides an excellent space for everyday family life. Fitted with a range of contemporary units, complementary work surfaces and a breakfast bar. Sliding doors lead directly into the conservatory, creating a seamless flow between the living accommodation and garden. A particular feature of this property is the garage conversion, which has created an additional reception room. Currently utilised as a family room, this versatile space could equally serve as a home office, playroom, hobby room or ground floor fourth bedroom, making it ideal for buyers seeking flexible accommodation. A convenient ground floor WC completes the accommodation.

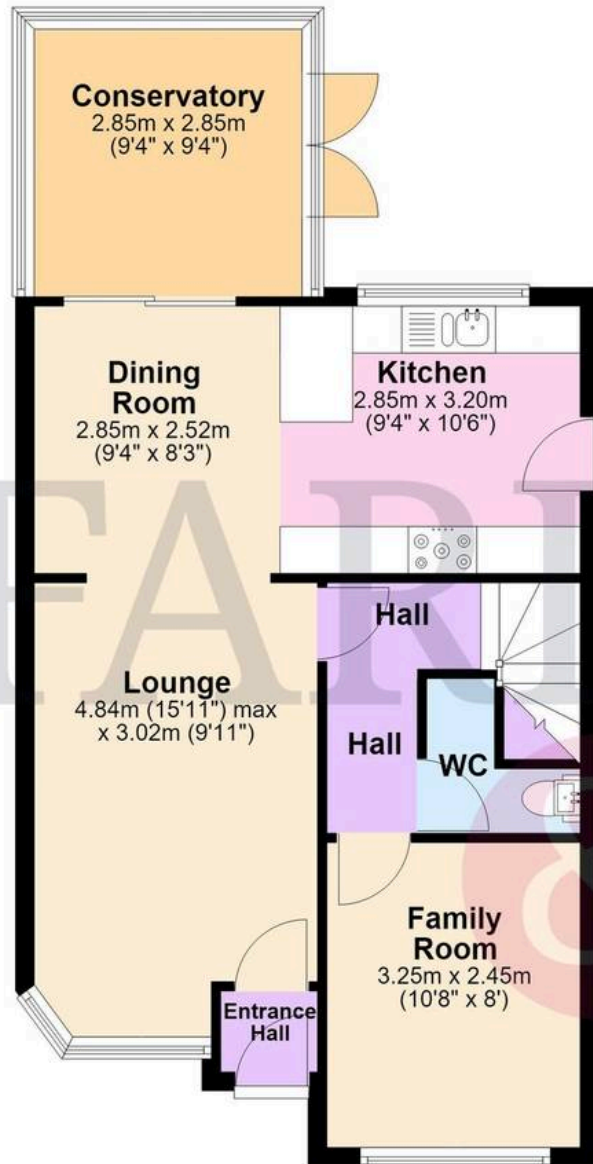
First Floor

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room and benefits from the added luxury of a stylish en-suite shower room. Bedroom two is another comfortable double bedroom overlooking the rear garden, whilst bedroom three provides an ideal child's bedroom, guest room or study. The family bathroom has been finished to an excellent standard and features a contemporary suite comprising a bath with shower over, wash hand basin and WC. The quality of finish throughout the first floor reflects the high standard found across the rest of the property.

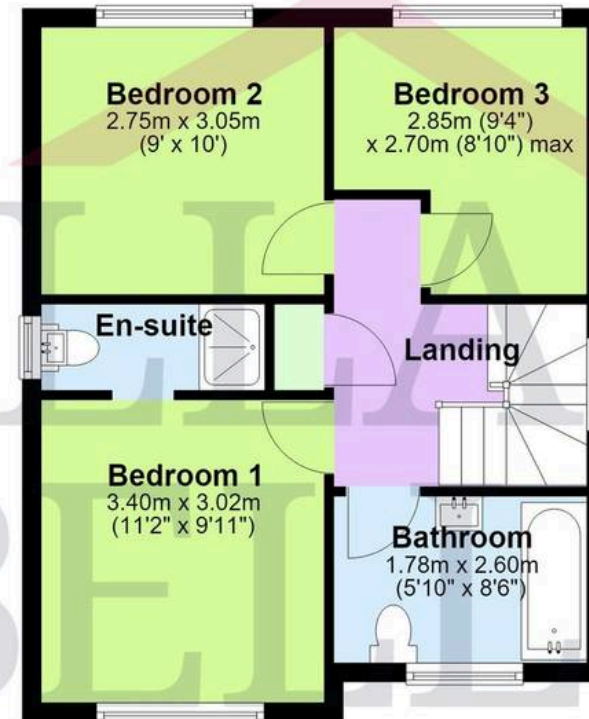




Ground Floor



First Floor



Total area: approx. 97.4 sq. metres (1048.4 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)
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Plan produced using PlanUp.

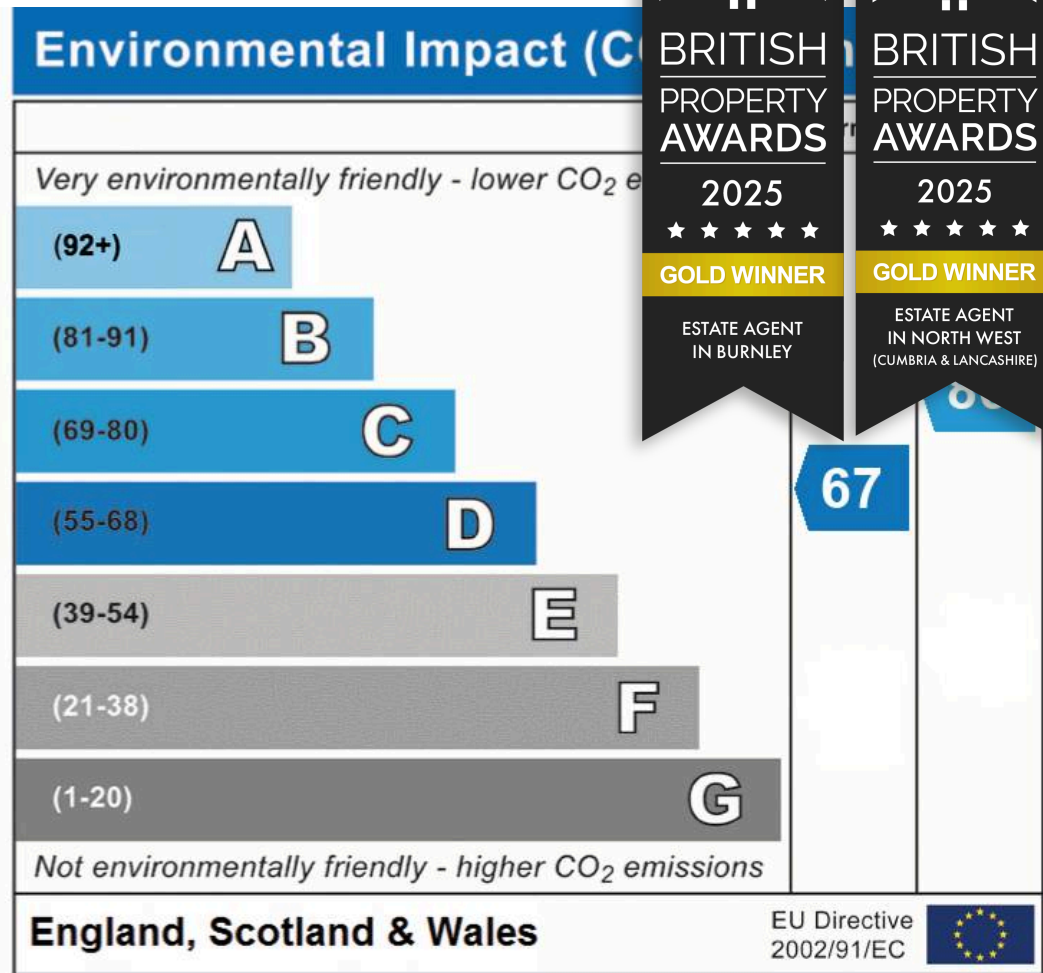
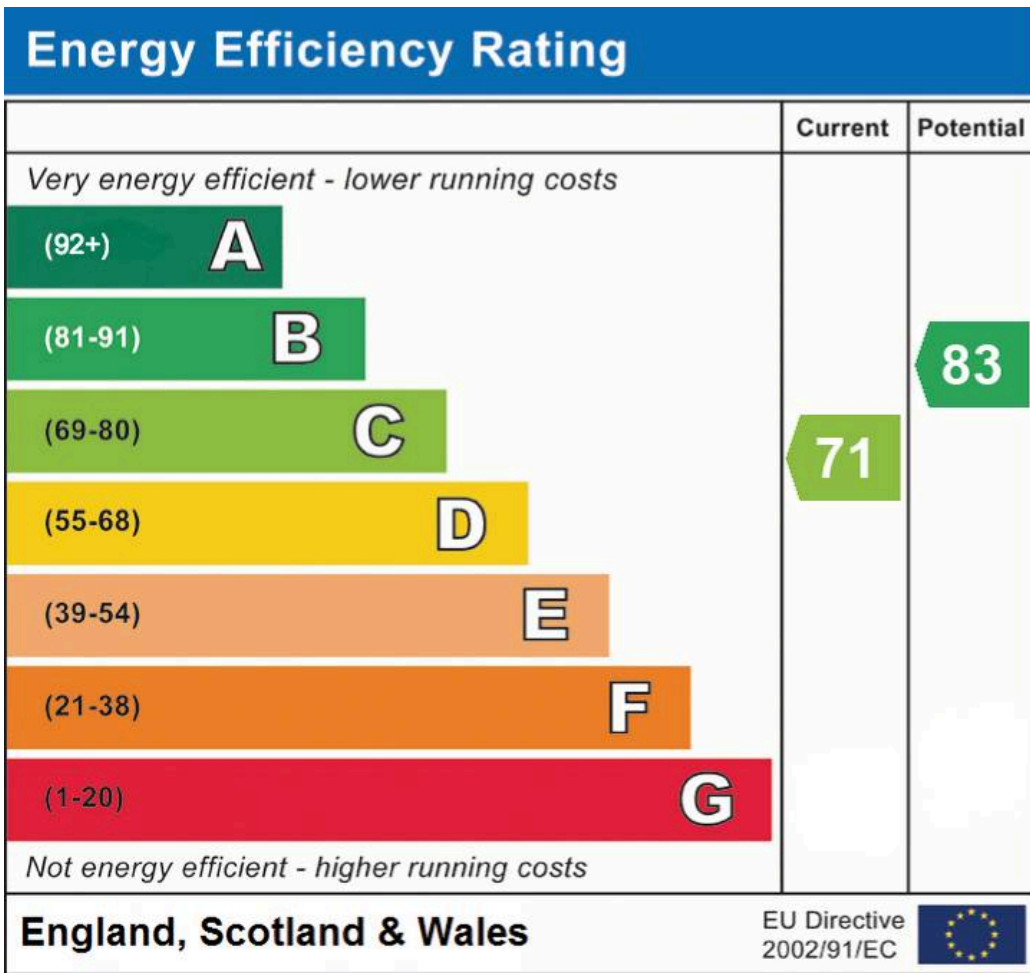
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GARDEN

External

To the front, the property benefits from a driveway providing off-road parking and enjoys an attractive position within a popular residential development. The enclosed rear garden offers an excellent outdoor space for families and entertaining. Predominantly laid to lawn with mature trees and established planting providing a pleasant backdrop, the garden also features a patio seating area that is ideal for outdoor dining and relaxing during the warmer months. The conservatory provides an excellent connection between the house and garden, allowing the outdoor space to be enjoyed throughout the seasons.





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/

