



## 1 Fielden Street

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

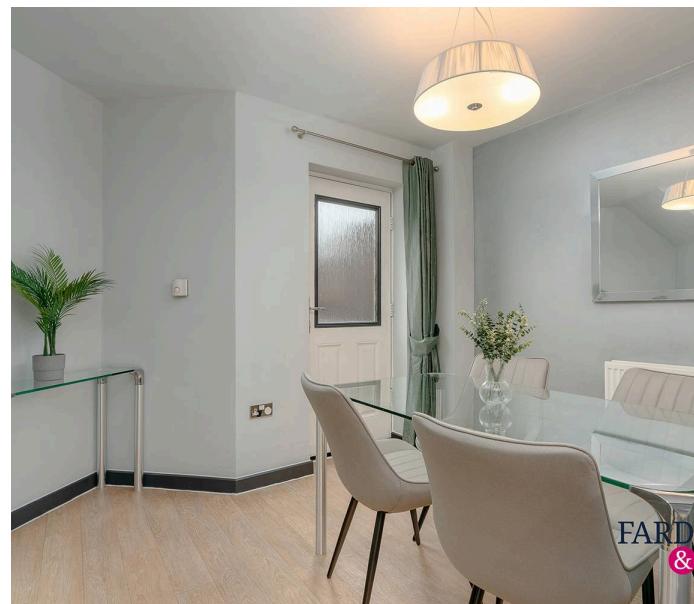
EPC Environmental Impact Rating: B

- Modern Semi Detached Home
- Full uPVC Double Glazing + Gas Central Heating
- Council Tax Band D - Leasehold Tenure
- Double Garage Including Storage Area
- Off Street Parking
- Downstairs WC
- Balcony
- Open Plan Kitchen Dining



## Property Description

The ground floor centres around a bright and welcoming living room, finished in neutral tones and enjoying an abundance of natural light. To the rear, the property opens into a stylish open-plan kitchen and dining space, creating a practical yet sociable hub for everyday living. The kitchen is fitted with contemporary cabinetry, complementary worktops and integrated dishwasher, undercounter oven and gas hob with ample space for dining and direct access through French doors. A convenient ground floor WC adds further practicality, with cloakroom sink and push button wc. Upstairs, the accommodation continues to impress with well-proportioned bedrooms, all tastefully decorated. The main bathroom is finished to a modern standard, featuring a white three-piece suite with quality tiling and fittings.





## GARDEN

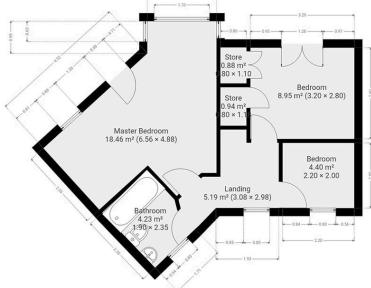
The property enjoys a well-maintained and thoughtfully arranged exterior, offering a lovely balance of practicality and outdoor enjoyment. To the rear, a private garden provides a welcoming space for relaxing, entertaining or enjoying time outdoors, with a combination of patio seating areas and lawn, framed by established planting that adds both privacy and a pleasant outlook. The garden is easy to maintain yet offers enough space for outdoor dining, summer evenings or a touch of gardening, making it equally appealing to homeowners and tenants alike. A real standout feature is the double garage, providing excellent secure storage or parking, complemented further by off-street parking for added convenience. Whether you require space for multiple vehicles, hobbies, or additional storage, this setup offers flexibility rarely found in similar properties. Access around the property is practical and well considered, making everyday use simple and efficient.

## DOUBLE GARAGE

1 Parking Space

## DRIVEWAY

1 Parking Space

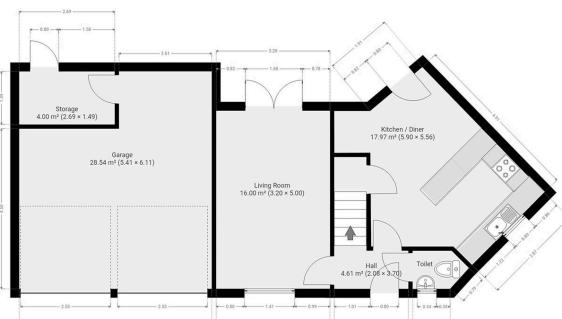


**FARDELLA  
& BELL**

Total Property Area: approx - 116 Sq Meters (1,248.6 Sq Feet)  
This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any third floor areas), averages 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.

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