



23 Cunliffe Drive

Burnley, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

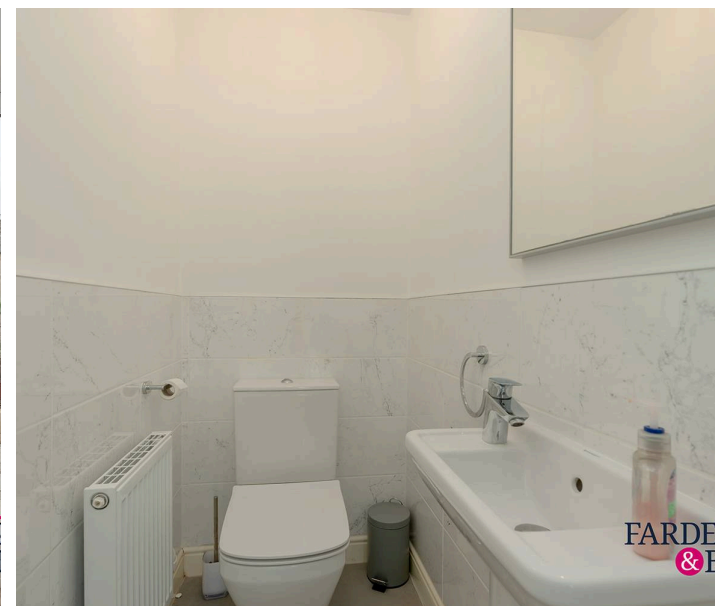
EPC Environmental Impact Rating: B

- 3 Bedroom Semi Detached
- 2 Bathrooms + Downstairs WC
- Gas Central Heating + uPVC Double Glazing
- Landscaped Garden + Driveway
- Council Tax Band C - Freehold Tenure
- Remaining NHBC Warranty - Built 2022
- Popular Valour Park Estate
- EV Charging point



Property Description

Internally, the property is presented to a high standard, offering a modern and well-balanced layout ideal for everyday living. A welcoming hallway leads to a spacious living room, filled with natural light and finished in neutral tones, creating a comfortable space to relax. To the rear, the open-plan dining kitchen forms the heart of the home, fitted with contemporary units, integrated appliances and ample space for dining, with direct access to the rear garden. A convenient downstairs WC completes the ground floor with pedestal sink and push button wc. Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from a modern en suite shower room, while the remaining bedrooms offer flexibility for family living or home working. The main bathroom is fitted with a stylish suite, upgraded and fully tiled with feature mirror, including a panelled, wash basin and push button WC.





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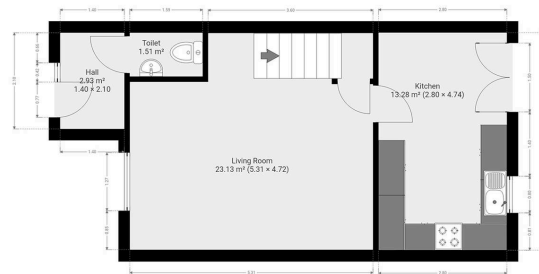
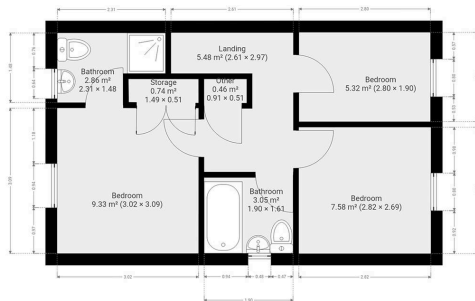
GARDEN

The exterior of the property has been thoughtfully landscaped to create a low-maintenance yet highly usable outdoor space, ideal for both relaxing and entertaining. To the rear, a generous paved patio area provides ample room for seating and outdoor dining, complemented by raised sections of lawn which add depth and practicality for families. The garden is fully enclosed with fenced boundaries, offering a good degree of privacy and security. Additional features include an external water point, outdoor electrical points and wall-mounted lighting, enhancing usability throughout the year. A useful shed provides further storage, while gated side access adds convenience. Overall, a well-balanced outdoor space that caters to both lifestyle and practicality.

DRIVEWAY

2 Parking Spaces

EV CHARGING



Total Property Area: approx - 75.6 Sq Meters (813.75 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and orientations 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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