



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Maden Fold Close, Burnley, BB12 6EP

### Offers Over £240,000

ENVIABLE THREE BEDROOM DETACHED PROPERTY NOT TO BE MISSED

Situated in the tranquil Maden Fold Close, Burnley, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a main bedroom featuring an en-suite shower room, this property is ideal for families or those seeking extra space.

The spacious reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The kitchen and dining area boast an open layout, perfect for entertaining or enjoying family meals. Additionally, the utility room provides practical storage and functionality, while a convenient downstairs WC adds to the ease of living.

Outside, the property benefits from off-road parking, ensuring your vehicles are secure and easily accessible. The front and rear gardens offer a lovely outdoor space, with the rear garden being fully enclosed, making it a safe haven for children or pets to play.

Completing this charming home is an ample three-piece bathroom, catering to the needs of the household. This property is not just a house; it is a place where memories can be made. With its desirable location and thoughtful layout, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this lovely home your own.

# Maden Fold Close, Burnley, BB12 6EP

## Offers Over £240,000

 **3**  **2**  **1**  **B**

- Tenure Leasehold
- Off Road Parking
- Viewing Essential
- Close Proximity To Local Amenities

- Council Tax Band C
- Three Well Proportioned Bedrooms
- Abundance Of Indoor Space

- EPC Rating B
- Ideal Family Home
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Hardwood double glazed frosted door to hall.

#### Hall

6'8 x 6'2 (2.03m x 1.88m)

Central heating radiator, smoke alarm, doors to reception room, WC, kitchen/dining area, stairs to first floor and wood effect lino flooring.

#### Reception Room

17'6 x 10'4 (5.33m x 3.15m)

UPVC double glazed window, two central heating radiators and UPVC double glazed French doors to rear.

#### WC

5'2 x 3' (1.57m x 0.91m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect lino flooring.

#### Kitchen/Dining Area

17'6 x 9'7 (5.33m x 2.92m)

Two UPVC double glazed windows, two central heating radiators, wall and base units, laminate work tops, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring hob, extractor hood, integrated fridge and freezer, wood effect lino flooring and open access to utility.

#### Utility

6'1 x 4'11 (1.85m x 1.50m)

Central heating radiator, laminate work top, tiled splash back, access to boiler, plumbed for washing machine, space for dryer, integrated storage, wood effect lino flooring and composite double glazed door to rear.

### First Floor

#### Landing

11'8 x 6'4 (3.56m x 1.93m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to three bedrooms, bathroom and storage.

#### Bedroom One

12'3 x 9'9 (3.73m x 2.97m)

UPVC double glazed window, central heating radiator, integrated wardrobe and door to en suite.

#### En Suite

9'9 x 5' (2.97m x 1.52m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, part tiled elevation and tiled effect laminate flooring.

#### Bedroom Two

10'3 x 9'11 (3.12m x 3.02m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'3 x 7'2 (3.12m x 2.18m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, part tiled elevation and tiled effect vinyl flooring.

#### External

#### Rear

Enclosed laid to lawn garden with paving.

#### Front

Laid to lawn garden and paving.

