



7 Stanbury Drive

Burnley, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Huge Plot
- Additional Land to the Side
- Garage
- Large Driveway
- No Chain
- Council Tax Band C
- Huge Potential
- Popular Location
- Freehold - £12 per year rentcharge



Ground Floor

Step into a welcoming entrance hall with staircase access to the first floor and a useful ground floor WC. The spacious living room enjoys plenty of natural light from the large front facing window and offers a comfortable setting for relaxing or entertaining. An open archway leads through to the dining room, creating a sociable flow between the spaces and an ideal setting for family meals or hosting guests. The kitchen is well proportioned with a good range of fitted units, generous worktop space and room for everyday dining. A rear door provides direct access out to the garden and driveway, making this a practical space for modern family living.

First Floor

The first floor landing gives access to three bedrooms, the bathroom and additional storage space. The principal bedroom is a generous double room with fitted wardrobes and pleasant open views. The second bedroom is another comfortable double room, while the third bedroom provides a versatile space that could also be used as a nursery, dressing room or home office. Completing the accommodation is a modern shower room fitted with a walk in shower, wash hand basin and WC.







GARDEN

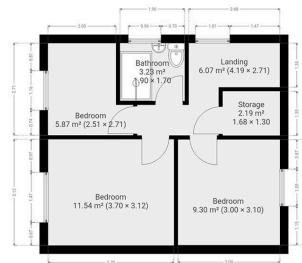
External

Occupying an impressive plot, this semi detached home enjoys beautifully maintained gardens to both the front and side. The additional landscaped side garden creates a wonderful outdoor space with manicured lawns, mature shrubs and seating areas that give the property a real sense of privacy and openness. The generous side plot may also offer potential for further development or extension, subject to the relevant planning permissions and building regulations, making this an exciting opportunity for buyers looking to add future value. A substantial driveway provides ample off road parking for several vehicles and leads to a detached garage, offering excellent storage or workshop potential. The elevated position also allows for attractive far reaching views across the surrounding area.



Total Property Area: approx - 95.32 Sq Meters (1,026 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and circulation are approximate. No other area guaranteed. They cannot be used as a basis for any agreement. No liability is taken for any error.



Total Property Area: approx - 95.32 Sq Meters (1,026 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any built floor areas, openings and circulation are approximate. No other area guaranteed. They cannot be used as a basis for any agreement. No liability is taken for any error.



BRITISH
PROPERTY
AWARDS
2025
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY



BRITISH
PROPERTY
AWARDS
2025
★★★★★
GOLD WINNER
ESTATE AGENT
IN NORTH WEST
(CUMBRIA & LANCASHIRE)



Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

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

