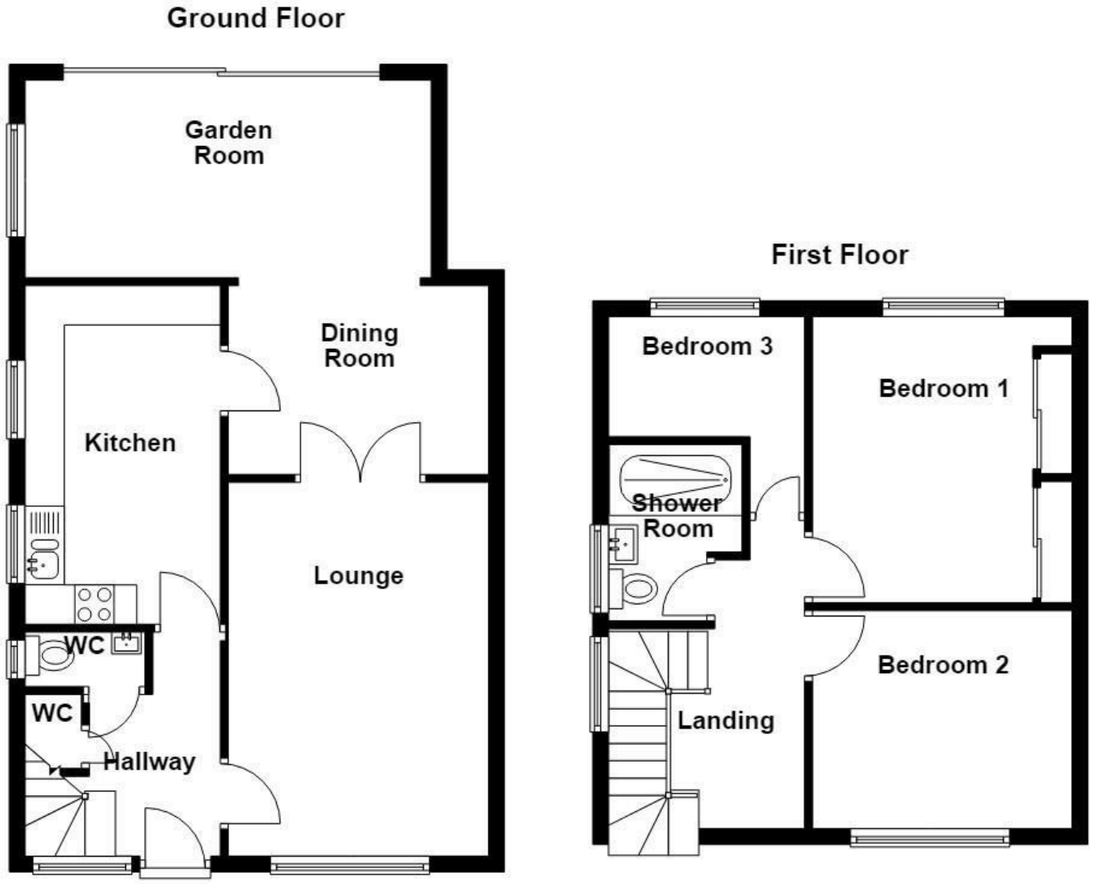
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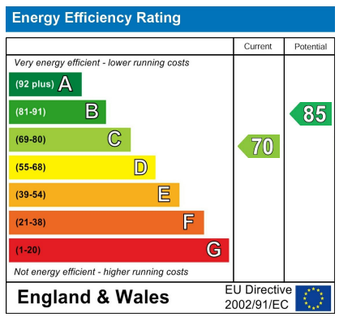












Buttermere Road, Burnley, BB10 4HU

Offers Over £279,950

AN EXCEPTIONAL FAMILY HOME

Nestled on the charming Buttermere Road in Burnley, this exquisite house has been meticulously updated to the highest standard, offering a perfect blend of sophistication and comfort. The property boasts immaculate presentation throughout, making it an ideal family home for those seeking a luxurious lifestyle.

As you enter, you are greeted by a welcoming hallway adorned with a striking vaulted ceiling and elegant pendant lighting, setting the tone for the rest of the home. The contemporary fitted kitchen is a delight for any culinary enthusiast, seamlessly flowing into a spacious lounge and dining area, perfect for entertaining family and friends.

One of the standout features of this property is the impressive garden room, which provides a scenic backdrop and an abundance of natural light, creating a serene space to relax and unwind. The stylish interiors and modern fixtures enhance the overall appeal, ensuring that every corner of the home exudes elegance.

The property comprises well-proportioned bedrooms, complemented by a modern shower room, all decorated in neutral tones that allow for personal touches. With its generous indoor space and picturesque setting, this home is ready for you to move straight in and start creating lasting memories.

In summary, this property on Buttermere Road is a rare find, offering a sophisticated and luxurious living experience in a tranquil environment. It is truly a must-see for any potential buyer looking for a family home that combines style, comfort, and convenience.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Buttermere Road, Burnley, BB10 4HU

Offers Over £279,950

3 1 2 C

- Exceptional Family Home
- Spacious Lounge And Dining Area
- Off Road Parking
- Tenure - Freehold
- Immaculately Presented Throughout
- Impressive Garden Room
- EPC Rating - C
- Contemporary Fitted Kitchen
- Stylish And Sophisticated Interiors
- Council Tax Band - C

Ground Floor

Entrance

Composite door to the hallway.

Hallway

9'4 x 8'2 (2.84m x 2.49m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, under staircase storage cupboard, solid oak flooring, solid oak single glazed doors to the lounge and kitchen, solid oak door to the WC, solid oak open staircase to the first floor.

WC

5 x 2'3 (1.52m x 0.69m)

UPVC double glazed frosted window, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, solid oak flooring.

Lounge

15'7 x 10'9 (4.75m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights, pendant lighting, gas fire with a limestone hearth and surround, television point, solid oak single glazed double doors to the dining room.

Dining Room

10'10 x 7'10 (3.30m x 2.39m)

Upright central heating radiator, solid oak flooring, open to the garden room, solid oak single glazed door to the kitchen.

Garden Room

17 x 8'3 (5.18m x 2.51m)

UPVC double glazed window, central heating radiator, spotlights, tiled elevations, television point, UPVC double glazed sliding doors to the rear.

Kitchen

13'11 x 8'2 (4.24m x 2.49m)

Two UPVC double glazed window, upright central heating radiator, spotlights, a range of panelled wall and base units, granite surface, stone tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise Bosch oven and microwave, four ring induction hob and extractor hood, integrated dishwasher and washing machine, space for an American style fridge freezer, integrated boiler, plumbing for a dryer, extractor fan, tiled flooring.

First Floor

Landing

13 x 8'3 (3.96m x 2.51m)

UPVC double glazed window, pendant lighting, smoke alarm, loft access, doors to three bedrooms and shower room.

Bedroom One

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window, central heating radiator, wood panelled elevations, fitted wardrobes.

Bedroom Two

10'10 x 9'1 (3.30m x 2.77m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'2 x 8'2 (2.49m x 2.49m)

UPVC double glazed window, central heating radiator.

Shower Room

7'4 x 5'6 (2.24m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a double direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, dual flush WC, PVC panelled elevations, spotlights, wood effect laminate flooring.

External

Front

Stone chip garden with paving, bedding and off road parking.

Rear

Garden with artificial lawn, stone chippings, pond, bedding areas.





