



## 27 Wellfield Drive

Burnley, Burnley

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Link-detached Bungalow
- Large Plot
- Garage
- No Chain
- Council Tax Band C - Leasehold Tenure
- Huge Potential
- Close to Ightenhill Park
- Driveway for Several cars



### Internal

Inside, the layout is practical and well balanced. The living room is a bright and comfortable space, with a large window drawing in natural light. To the rear, a sunroom provides an additional reception area with views over the garden, ideal as a quiet reading space or informal dining area. The kitchen sits centrally within the home and offers scope for redesign. With some thoughtful updating, this could become a modern and sociable space. There are two well proportioned bedrooms, both offering flexibility for sleeping arrangements or a home office if required. A bathroom and useful hallway storage complete the internal accommodation. The property would benefit from modernisation throughout, giving the next owner the chance to refresh and personalise every room to their own taste.

### Externally

The property benefits from a generous rear garden that offers both space and opportunity. A paved patio sits just beyond the sunroom, creating a natural place to sit and enjoy the outlook over the lawn. The garden is mainly laid to grass, with established boundaries and a greenhouse already in place for those who enjoy growing their own plants or vegetables. There is plenty of scope to landscape or personalise the space to suit your lifestyle. To the front, a sloping driveway provides off road parking and leads to a single garage. A lawned area softens the frontage and adds to the overall kerb appeal.







## FRONT GARDEN

Large front lawned garden.

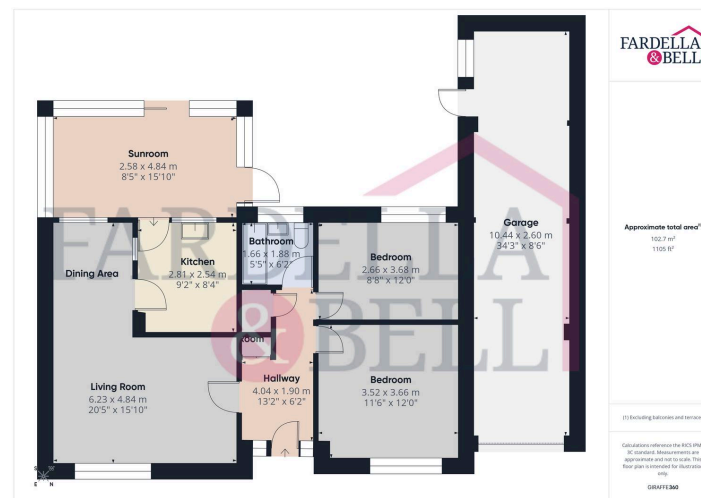
## REAR GARDEN

Large lawned garden to the rear.

## DRIVEWAY

3 Parking Spaces

A large driveway for several cars, plus attached garage





## Fardella & Bell Estate Agents

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