



30 Griffin Close

Burnley, Burnley

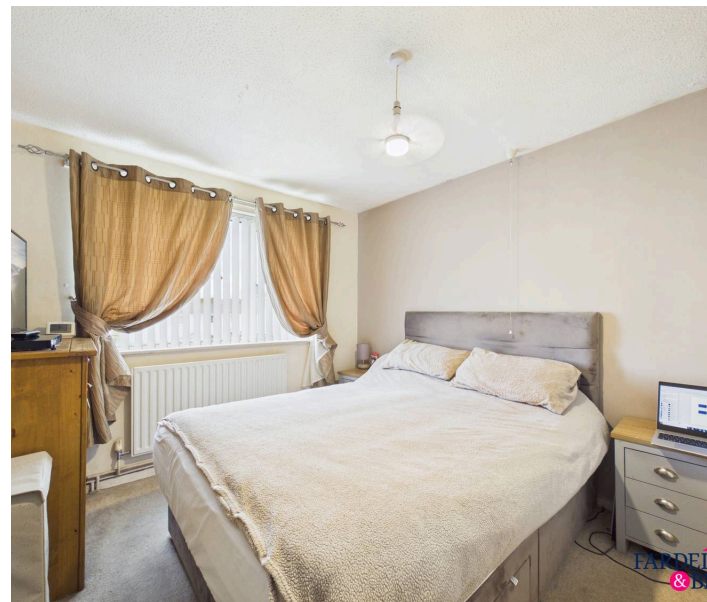
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

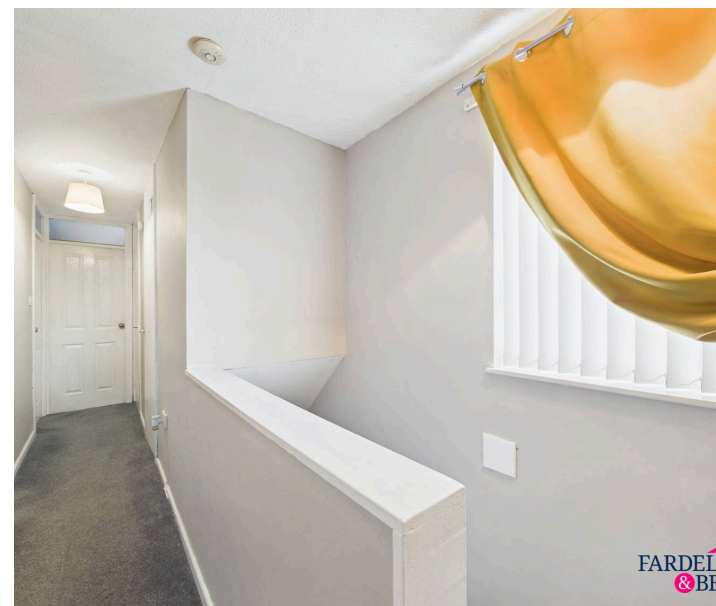
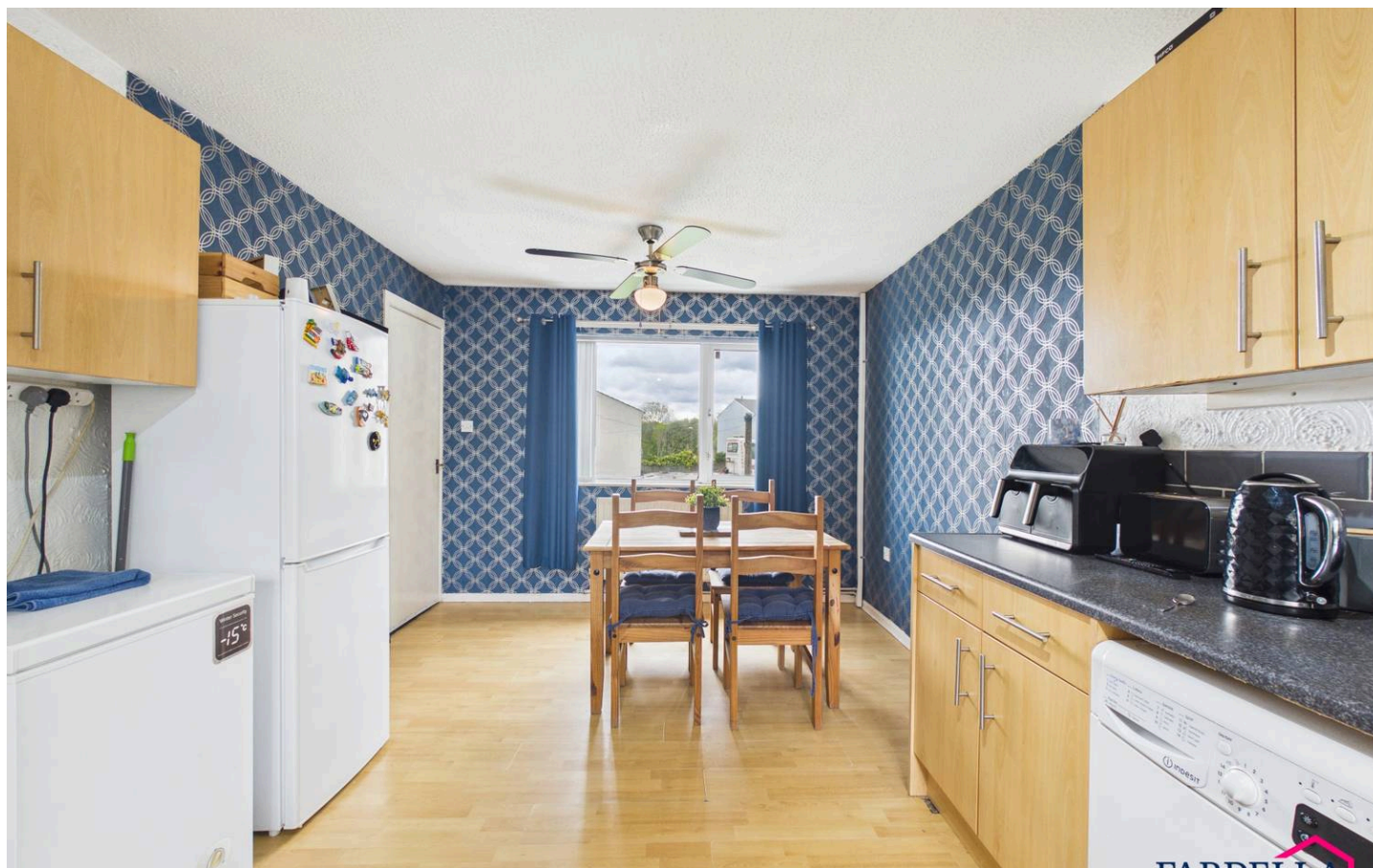
EPC Environmental Impact Rating: D

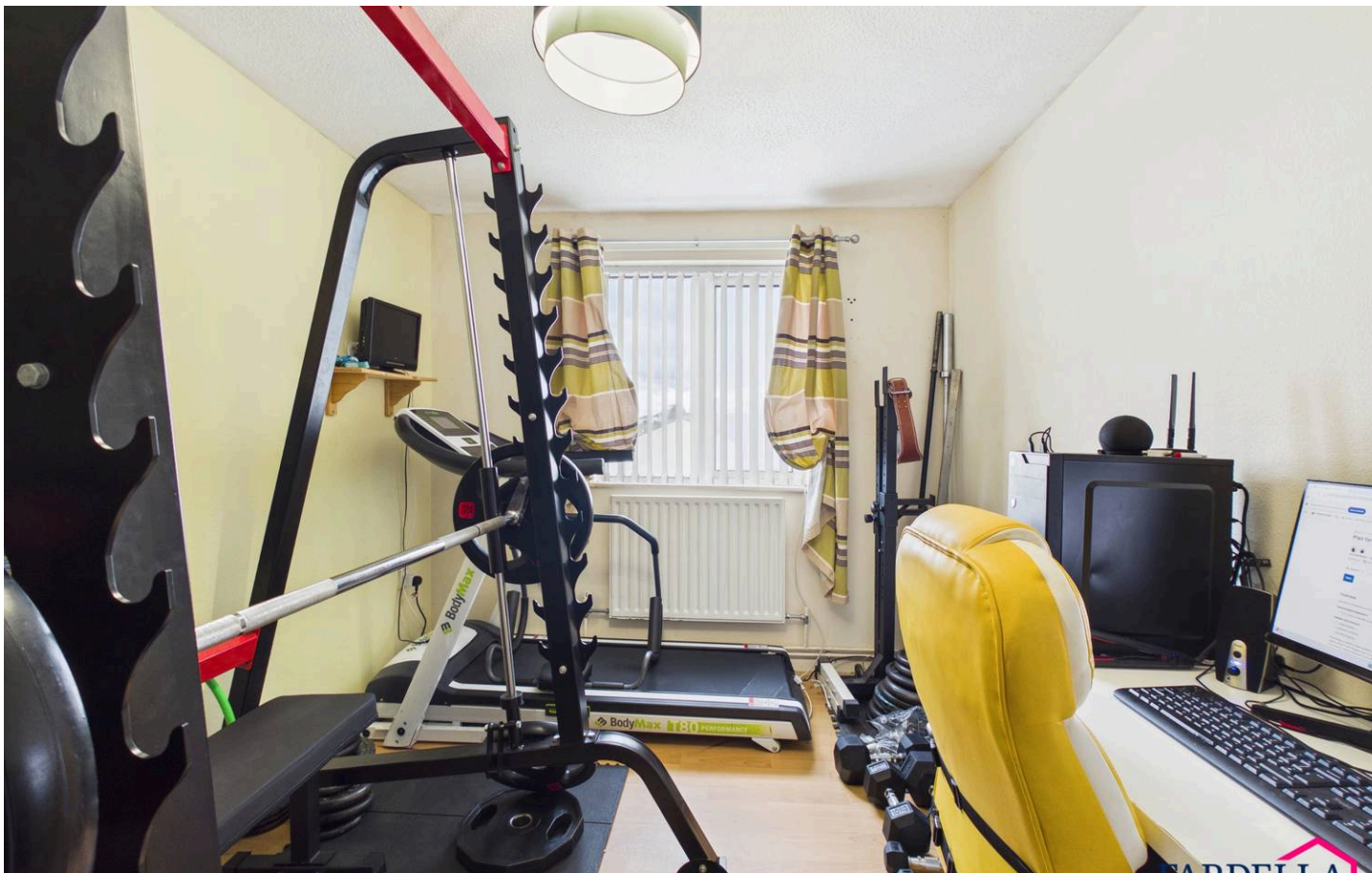
- Three Bedrooms
- Gardens Front & Rear
- Gas Central Heating
- Downstairs WC
- Dining Kitchen
- EPC Rated 'C'
- Council Tax Band A + Freehold Tenure



Property Description

A well-presented home offering spacious and versatile accommodation throughout. The lounge is a bright, comfortable room which is perfect for family life. The dining kitchen is a generous and practical space fitted with a range of light wood-effect wall and base units, worktops, tiled splashbacks and room for freestanding appliances, with plenty of space for a dining table. A separate downstairs WC with wash basin adds further practicality, completing the downstairs space. Upstairs, there are three bedrooms, including a good-sized main bedroom, a further bedroom currently used as a gym/office showing flexibility, and a third double bedroom. The bathroom has a more modern finish with contemporary wall tiling, panelled bath with overhead shower, pedestal wash basin and WC.



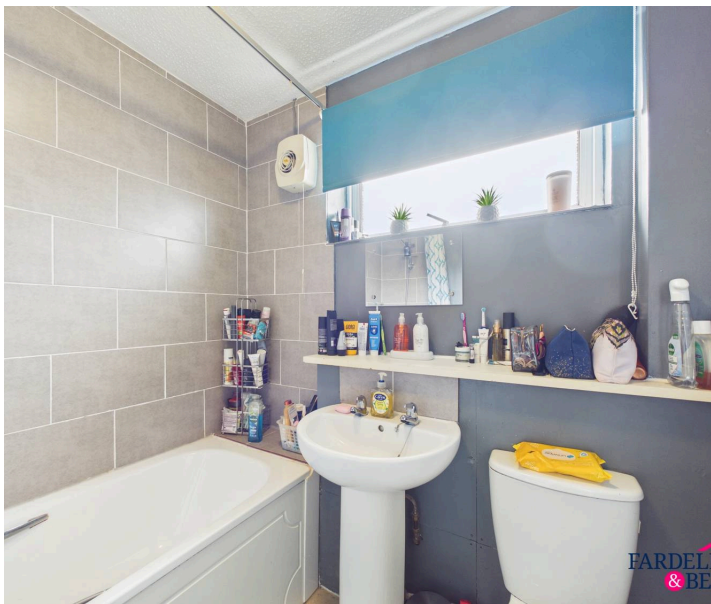


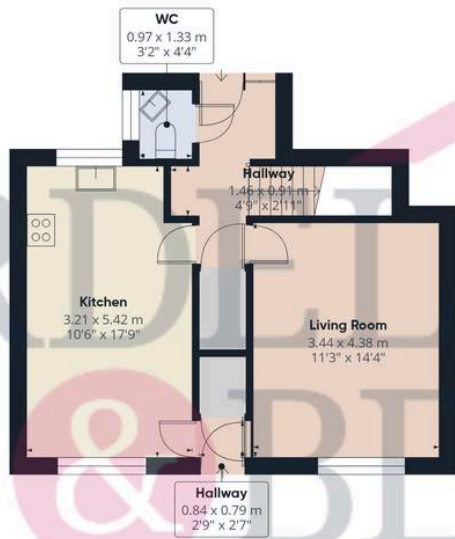
GARDEN

Externally, the property benefits from a gated front garden enclosed by fencing, creating a defined frontage with a pathway leading to the entrance door. The front offers a good amount of lawn space with potential for those wanting a simple, manageable outdoor area. To the rear, there is a further garden area providing additional outside space for day-to-day use. The property also benefits from a rear access door a storage area, adding useful practicality for household items, tools or general garden storage.

OFF STREET

2 Parking Spaces





Floor 0



Floor 1



Approximate total area
81.1 m²
875 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

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

