



## 61 Standenhall Drive

Burnley, Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Driveway Parking
- Modern kitchen with integrated appliances
- Open plan living area
- Modern Bathroom
- Private Fenced Garden
- Popular Briercliffe Location
- Freehold Tenure
- Council Tax Band B

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### Ground Floor Description

The property opens into a bright and welcoming entrance hallway, finished in clean neutral tones with wood effect flooring creating a tidy first impression. The main lounge is a warm and comfortable living space, beautifully presented with modern flooring, soft neutral décor and a charming feature fireplace with inset electric fire and wooden mantle, forming an attractive focal point. Built in shelving and media space add both style and practicality along with under stairs storage too. To the rear, the home flows into a light filled dining kitchen, perfect for everyday living. The kitchen offers a range of contemporary fitted units with sleek work surfaces and integrated appliances, complemented by a central breakfast bar space with wine cooler. The dining area comfortably accommodates a family table and benefits from French doors allowing excellent natural light and a pleasant outlook to the rear garden.

### First Floor Description

The first floor offers a bright and well-kept landing area with neutral décor, fitted carpet and a side window allowing in plenty of natural light, creating an airy feel between rooms and an airing cupboard too. The main bedroom is a spacious and elegantly presented double, featuring a large front-facing window, soft neutral tones and quality flooring, providing a calm and comfortable retreat. Bedroom two is a well-proportioned room currently arranged with bunk beds, enjoying a pleasant outlook and offering flexibility as a child's room, guest space or home office. The third bedroom is a charming nursery-style room, neatly presented with built-in storage above and a window, ideal as a single bedroom or study. Completing the first floor is a clean and functional three-piece bathroom suite comprising a panelled bath with overhead shower and glass screen, pedestal wash basin and low-level WC, finished with light tiling and a frosted window for privacy and natural light.



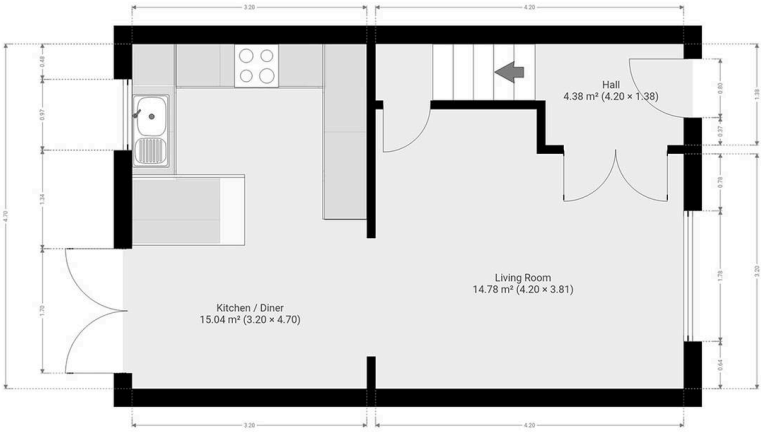
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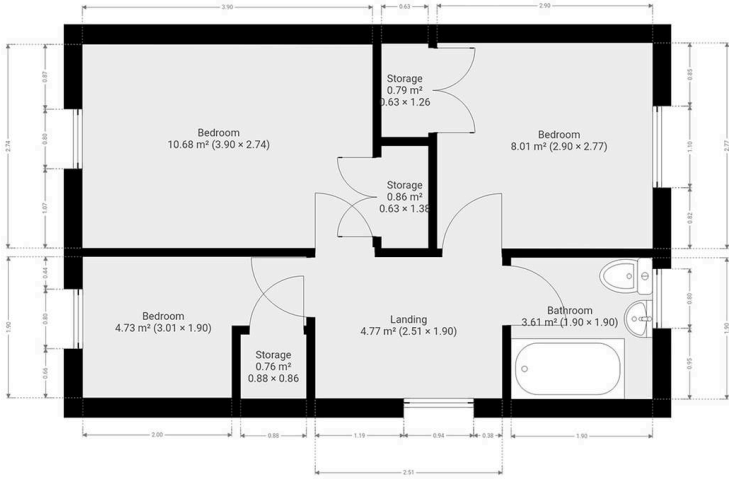


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Total Property Area: approx - 68.4 Sq Meters (736.25 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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(CUMBRIA & LANCASHIRE)

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