



## 6 Brunton Close

Burnley, Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Freehold
- Valour Park - 2023 Development
- Four Bedrooms
- Main Bedroom Suite with En-Suite Shower Room
- Immaculate Condition
- Large Garden
- Detached
- Driveway



## Ground Floor

The ground floor has been thoughtfully designed to suit modern living, with a natural flow between spaces. To the front, a stylish living room provides a calm and comfortable setting, enhanced by contemporary finishes and a feature media wall that creates a real focal point. To the rear, the kitchen and dining area form the heart of the home. Fitted with sleek units, integrated appliances and generous worktop space, the kitchen is both practical and visually striking. The dining area enjoys direct access to the garden through French doors, allowing natural light to fill the space and creating an easy connection to outdoor living. A convenient WC is also located off the hallway.

## First Floor

The first floor offers three well-proportioned bedrooms, providing flexibility for family life, guests or working from home. The main bedroom on this floor is tastefully presented and benefits from a pleasant outlook. The remaining bedrooms are equally well finished and adaptable to suit individual needs. A modern family bathroom serves this level, finished with contemporary tiling and fittings to create a clean and relaxing space.

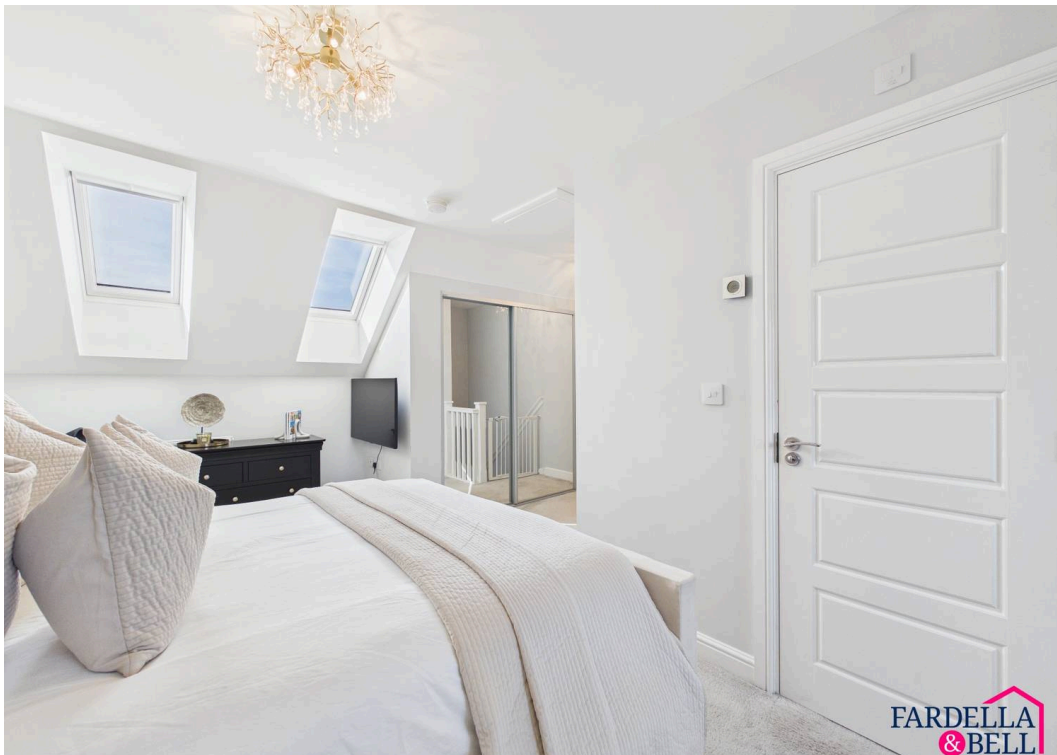
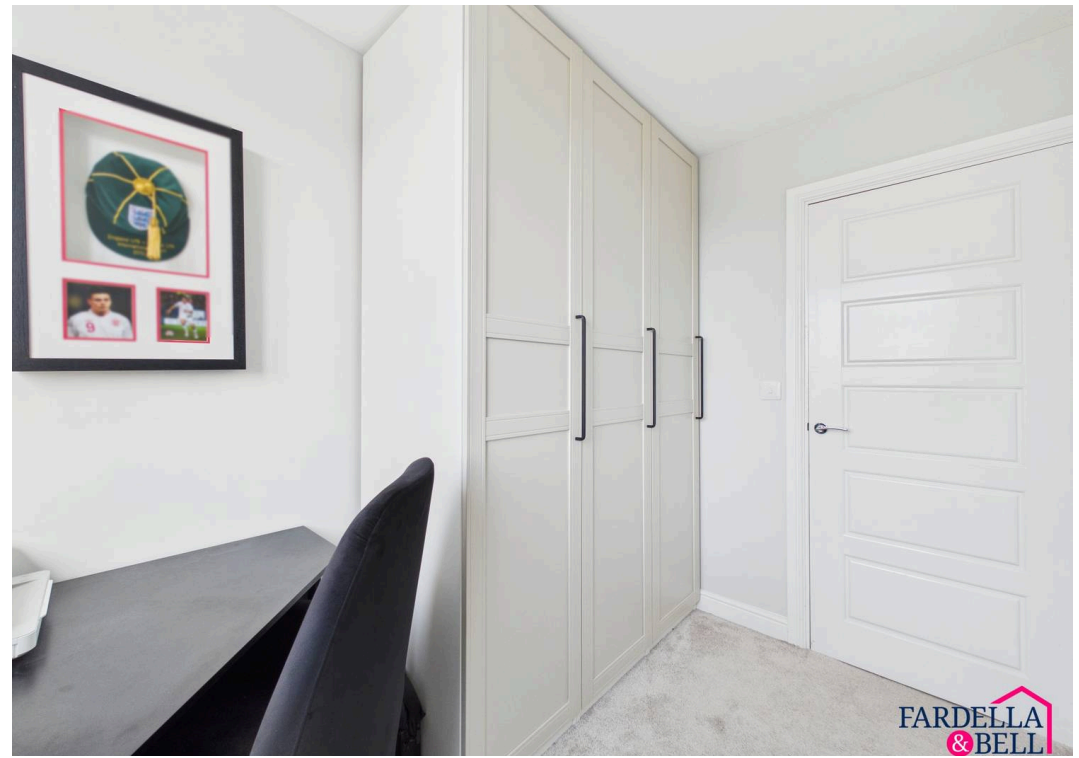
## Second Floor

Occupying the entire top floor, the principal bedroom is an impressive and private retreat. Generous in size, it offers ample room for both sleeping and dressing areas, with built-in storage and natural light from roof windows enhancing the sense of space. A stylish en suite bathroom completes this level, offering both comfort and convenience.

## External

To the front, the property benefits from a neatly presented lawn and a driveway providing off-road parking. The rear garden is a particularly strong feature of the home. It is mainly laid to lawn, offering plenty of space for outdoor dining, children's play or simply enjoying the open aspect. The garden feels private and is ideal for making the most of warmer months.



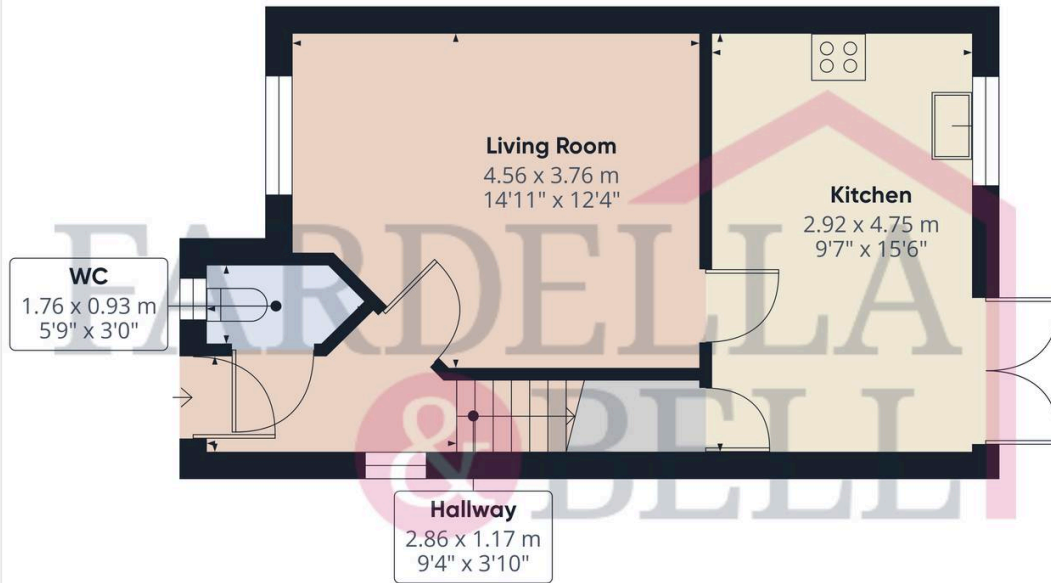


**REAR GARDEN**

Large garden to the rear.

**DRIVEWAY**

**EV CHARGING**



Approximate total area<sup>(1)</sup>  
37.8 m<sup>2</sup>  
407 ft<sup>2</sup>

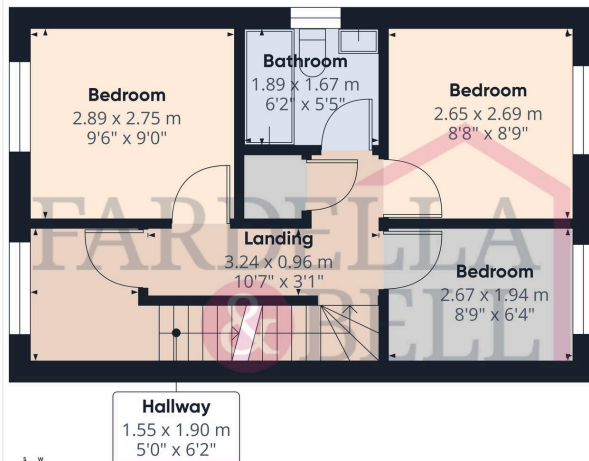
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area<sup>(1)</sup>  
32.1 m<sup>2</sup>  
344 ft<sup>2</sup>

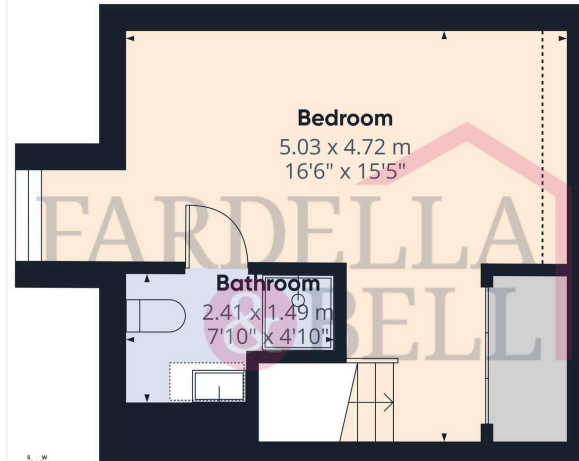
(1) Excluding balconies and terraces

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

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Floor 1



Approximate total area<sup>(1)</sup>  
21.7 m<sup>2</sup>  
234 ft<sup>2</sup>

Reduced headroom  
0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.9m (6'3")

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

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Floor 2



 <p><b>BRITISH PROPERTY AWARDS</b></p> <p><b>2025</b></p> <p>★ ★ ★ ★ ★</p> <p><b>GOLD WINNER</b></p> <p>ESTATE AGENT IN BURNLEY</p>	 <p><b>BRITISH PROPERTY AWARDS</b></p> <p><b>2025</b></p> <p>★ ★ ★ ★ ★</p> <p><b>GOLD WINNER</b></p> <p>ESTATE AGENT IN NORTH WEST (CUMBRIA &amp; LANCASHIRE)</p>
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