



18 Loweswater Crescent

Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 4 Bedroom Detached
- Set on the popular Bovis Estate in Ightenhill
- Gas central heating and UPVC double glazing
- Freehold tenure + council tax band D
- Family bathroom plus additional downstairs WC
- Cul-de-sac location
- Chain Free



Ground Floor

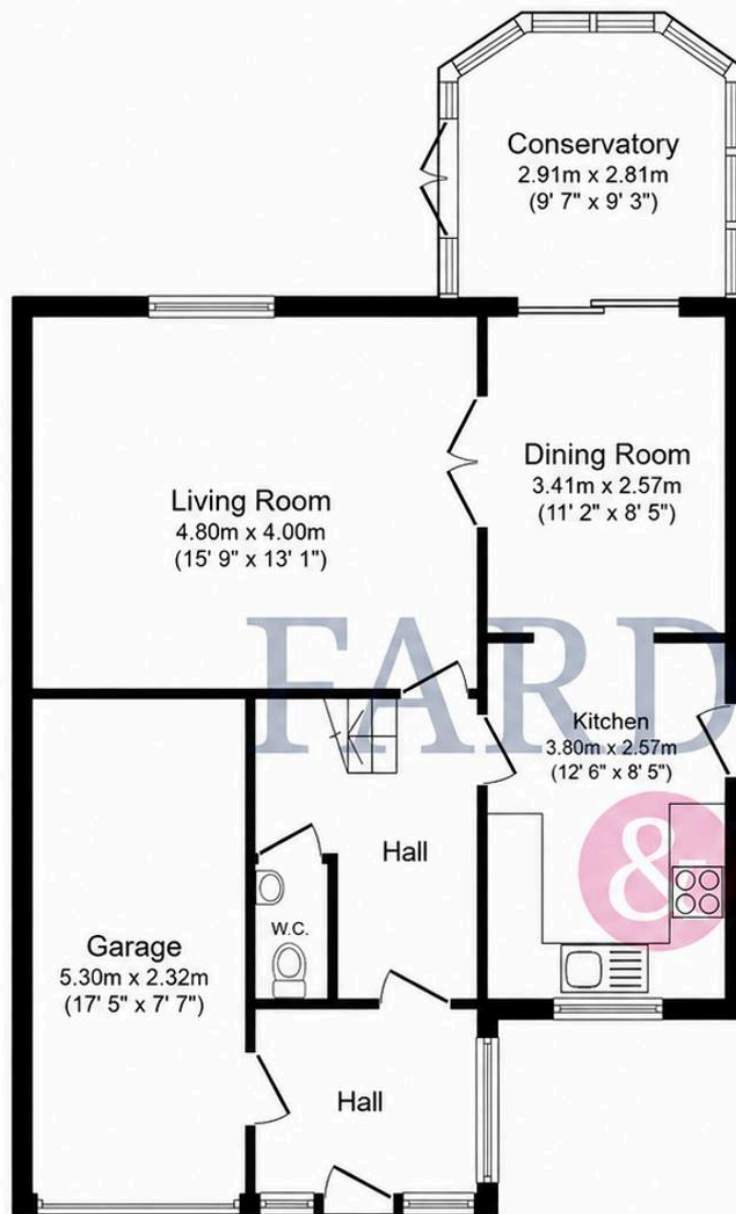
A beautifully bright and well-presented home offering a clean, neutral finish throughout, ideal for buyers looking for a property they can move straight into and enjoy. The kitchen is fitted with a range of white shaker-style wall, base and drawer units, complemented by dark work surfaces, splashbacks, integrated oven, gas hob, extractor hood, stainless steel sink and stylish black fittings. The open dining space offers excellent versatility, with wood-effect flooring, recessed ceiling spotlights and direct access through to the conservatory, creating a lovely flow for everyday living and entertaining. The lounge enjoys a large feature window, neutral décor, fitted carpet and a focal fireplace. There is also a useful downstairs WC with wash basin. The conservatory provides a further reception area with attractive garden views, feature glazing and space for dining or relaxing. The entrance porch offers a welcoming first impression with character brickwork and glazing.

First Floor

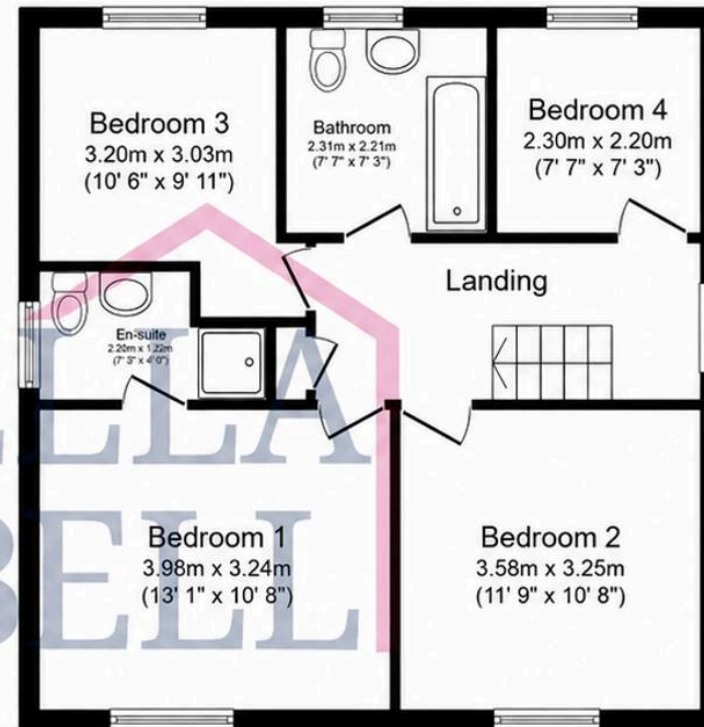
To the first floor, the home continues to impress with a spacious landing providing access to four well-proportioned bedrooms and the family bathroom. The main bedroom is a generous double room, beautifully bright with a large window, fitted wardrobes and the added benefit of a private three-piece shower room, fitted with a modern vanity wash basin, WC and shower facilities. Three further double bedrooms offer excellent flexibility for growing families, guests, home working or dressing space, with neutral décor, fitted carpets or wood-effect flooring, central heating radiators and attractive leaded-style windows adding character throughout. The family bathroom is fitted with a three-piece suite comprising panelled bath with shower screen, electric overhead shower point, pedestal wash basin and WC, complemented by tiled elevations and natural light.







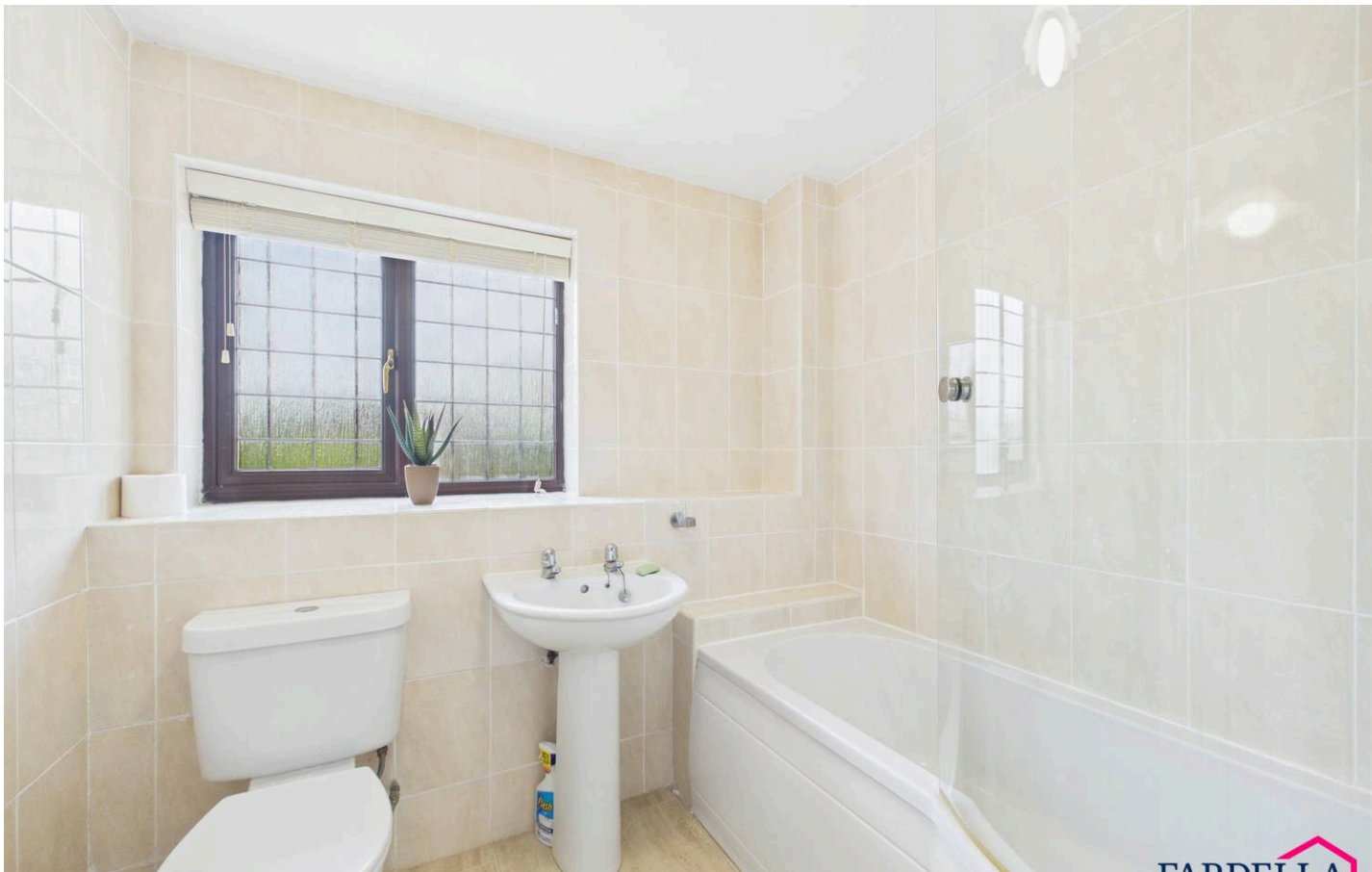
Ground Floor



First Floor

Total floor area 127.8 sq.m. (1,376 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn 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, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for guidance only.



GARDEN

Externally, the property enjoys excellent kerb appeal, positioned on a popular residential estate with a generous driveway providing ample off-road parking and access to the integral garage. The front garden is neatly maintained with lawned areas, mature planting and an attractive approach to the front entrance. To the rear, the home boasts a beautifully private and well-established garden, mainly laid to lawn with mature hedging, shrubs and planted borders creating a lovely sense of privacy. A paved patio seating area sits directly off the property and conservatory, ideal for outdoor dining, entertaining or enjoying the garden throughout the warmer months. The rear elevation showcases the conservatory, which connects the internal living space beautifully with the garden. With its generous plot, private outlook and practical driveway and garage, the outside space is perfectly suited to family living.

DRIVEWAY

3 Parking Spaces





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