



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Leigh Park, Burnley, BB11 5PD

£360,000

SPACIOUS FOUR-BEDROOM DETACHED

Located in the charming area of Leigh Park, Hapton, Burnley, this delightful house offers a perfect blend of comfort and modern living. With two spacious and well-lit reception rooms, the main area flows effortlessly into the dining room, creating an inviting space ideal for both relaxation and entertaining. The well-equipped kitchen, complemented by a useful utility room, ensures that all your culinary needs are met with ease.

For added convenience, a downstairs WC is thoughtfully included, making daily life that little bit easier. The property boasts four well-proportioned bedrooms, two of which feature en-suites and integrated wardrobes, providing ample storage and privacy for family members or guests.

Step outside to discover a rear enclosed garden, perfect for enjoying the summer weather, whether it be for family gatherings or quiet evenings. Additionally, off-road parking at the front of the property offers practicality and peace of mind.

This house is not just a home; it is a sanctuary that caters to modern family living while being situated in a friendly community. With its generous space and thoughtful design, this property is

# Leigh Park, Burnley, BB11 5PD

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 4  3  3  D

- Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Four Bedrooms
- Three Bathrooms
- Tenure: Freehold
- Three Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: E

## Ground Floor

### Hall

8'1 x 5'1 (2.46m x 1.55m)

Composite double glazed frosted entrance door, upright central heating radiator, coving, spotlights, tile effect flooring, stairs to first floor and doors to two reception rooms, kitchen and WC.

### Reception Room One

16'10 x 10'11 (5.13m x 3.33m)

UPVC double glazed bay window, two central heating radiator, coving, spotlights, inset electric fire and open access to dining room.

### Dining Room

9'7 x 8'8 (2.92m x 2.64m)

Central heating radiator, coving, spotlights, door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

15'1 x 14'8 (4.60m x 4.47m)

UPVC double glazed window, central heating radiator, spotlights, wall and base units, quartz worktops, one and half bowl ceramic sink with spring mixer tap and draining ridges, integrated oven and grill, five ring electric hob, extractor hood, integrated fridge freezer, under stairs storage, tile effect flooring, door to utility room and UPVC double glazed French doors to rear.

### Utility Room

6'2 x 5' (1.88m x 1.52m)

UPVC double glazed frosted window, central heating radiator, spotlights, stainless steel base units, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, tile effect flooring and composite double glazed door to rear.

### WC

6'7 x 2'9 (2.01m x 0.84m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, tiled splash back and tiled floor.

### Reception Room Two

15'10 x 7'10 (4.83m x 2.39m)

UPVC double glazed window, central heating radiator, spotlights and boiler.

## Second Floor

## Landing

15'6 x 10'5 (4.72m x 3.18m)

UPVC double glazed window, central heating radiator, loft access, spotlights, smoke alarm and doors to four bedrooms and bathroom.

### Bedroom One

11'4 x 11'1 (3.45m x 3.38m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

5'11 x 3'6 (1.80m x 1.07m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower in enclosure, extractor fan, part tiled elevation and wood effect flooring.

### Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

9' x 2'9 (2.74m x 0.84m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in enclosure, tiled elevation and tile effect flooring.

### Bedroom Three

9'1 x 1'11 (2.77m x 0.58m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Four

8'10 x 6'5 (2.69m x 1.96m)

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

7'11 x 5'6 (2.41m x 1.68m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, extractor fan, part tiled elevation and tile effect flooring.

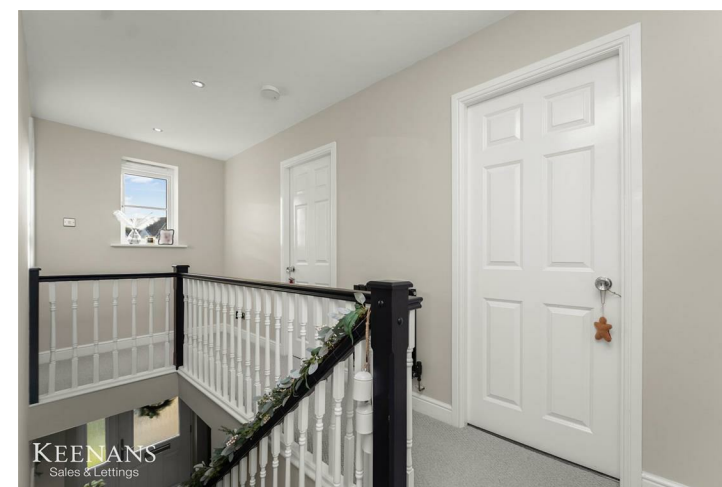
## External

## Front

Laid to lawn garden and drive.

## Rear

Enclosed laid to lawn garden, decking and storage shed.



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