



## 3 Arundel Close

Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- En Suite & Family Bathroom
- Popular Ightenhill Area
- uPVC Double Glazing
- Driveway & Garage to the rear
- Gas Central Heating
- Perfect for first time buyers or downsizers

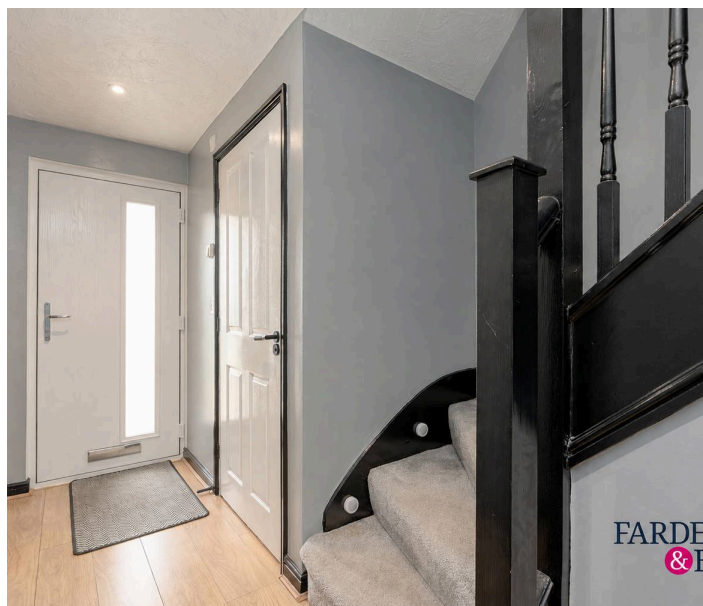


## Property Description

Internally, this beautifully presented home offers a modern and practical layout, ideal for everyday family living. To the front aspect is a stylish fitted kitchen with grey shaker-style units, wood-effect worktops, metro tiled splashbacks, integrated appliances and space for dining. To the rear, the living room provides a comfortable and welcoming space, finished with neutral décor, feature wall detailing and patio doors leading into the conservatory. The conservatory adds a versatile extra reception area, with pleasant views over the rear garden. Upstairs, there are three well-proportioned bedrooms, including a spacious main bedroom with fitted storage and a modern en-suite shower room. The family bathroom is finished with contemporary tiling and a bath with shower attachment. A downstairs WC, smart hallway, landing space and tasteful décor throughout complete the internal accommodation.

## AML

AML – Aml (Anti Money Laundering) - "Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted









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ESTATE AGENT  
IN BURNLEY



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## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

