



Brown & Brand



Fairmead Avenue

Daws Heath, SS7 2UQ

- Sought after Daws Heath location
- Beautifully presented cottage-style family home
- Spacious and versatile accommodation
- Modern kitchen/breakfast room with utility

Guide Price £550,000-£575,000





Property Description

GUIDE PRICE £550,000 - £575,000

Located in the sought-after area of Daws Heath, this charming cottage-style home offers spacious and versatile accommodation. The property features a cosy lounge with log burner and garden access, separate dining room, home office, modern shower room and a stylish kitchen/breakfast room with utility area and ground floor bedroom. Upstairs offers three bedrooms, with the two main rooms opening onto a south-facing balcony enjoying views over the garden and open farmland, along with a family bathroom. Outside, the south-facing garden is mainly decked with a pond, hot tub (by negotiation) and backs onto open fields. A generous driveway provides ample off-road parking.



ACCOMODATION COMPRISES

The property is approached via a hardwood door leading into a welcoming entrance hallway with wooden flooring and a smooth plastered ceiling. A further door provides access to:

OFFICE

10' 3" x 6' 2" (3.12m x 1.88m) Double glazed windows to front, radiator, wooden flooring, stairs leading to first floor. Door giving access to:

LOUNGE

15' 7" x 14' 8" (4.75m x 4.47m) A spacious room featuring a brick-built fireplace with a cast iron log burner, wooden flooring and double glazed patio doors opening onto the garden. There is also an under-stairs storage cupboard and a wall-mounted thermostat. Door to:

DINING ROOM

11' 8" x 10' 2" (3.56m x 3.1m) Double glazed bay window to the front, radiator and wooden flooring.



GROUND FLOOR SHOWER ROOM

Modern three-piece suite comprising vanity sink unit, WC and shower cubicle. Tiled flooring, built-in cabinets, tiled splashback and extractor fan.

KITCHEN/BREAKFAST ROOM

15' 49" x 9' 2" (5.82m x 2.79m) Beautifully fitted with solid wood shaker-style units at both base and eye level, complemented by quartz worktops. Features include a one-and-a-half sink unit with mixer tap and waste disposal, induction hob with extractor fan above, space/plumbing for a dishwasher and large fridge freezer. Tiled flooring, radiator, double glazed windows to the front, large pantry, tiled splashback and additional storage cupboard with wall-mounted alarm system. Steps and door lead to:





UTILITY ROOM

11' 6" x 4' 7" (3.51m x 1.4m) Work surfaces with space and plumbing for washing machine, tumble dryer and freezer. Wall-mounted boiler, storage cupboards, wooden flooring, heated towel rail and door to:

GROUND FLOOR BEDROOM FOUR

13' 8" x 11' 2" (4.17m x 3.4m) Double glazed window to the front, radiator, fitted carpet and smooth plastered ceiling.



FIRST FLOOR ACCOMODATION

LANDING

Fitted carpet, loft access and doors to:

BEDROOM ONE

16' 9" x 12' 10" (5.11m x 3.91m) A dual aspect room with double glazed windows to the front, smooth plastered ceiling, fitted carpet, radiator, built-in dressing area and fitted wardrobes. Double glazed French doors open onto a balcony.



BEDROOM TWO

16' 10" x 9' 9" (5.13m x 2.97m) Another dual aspect room with double glazed windows to the front, smooth plastered ceiling, radiator, fitted carpet and fitted wardrobes. Double glazed French doors to the rear provide access to the balcony.

BEDROOM THREE

10' 4" x 7' 10" (3.15m x 2.39m) Double glazed window to the front, radiator, fitted carpet and smooth plastered ceiling.

BATHROOM

Spacious bathroom featuring a vanity sink unit with mixer tap and built-in storage, WC and a large shower cubicle. Tiled flooring, heated towel rail, radiator and double glazed window to the rear.





BALCONY

A generously sized south-facing balcony accessed from both Bedrooms One and Two, offering stunning views over the garden and open farmland.

REAR GARDEN

A south-facing garden mainly decked with mature shrub borders, outside lighting and a pond with built-in waterfall. A hot tub (included subject to negotiation) is also present. Steps lead down to a larger decking area with trees and shrubs, a wooden shed, and views over open farmland. Side access gate and outside tap

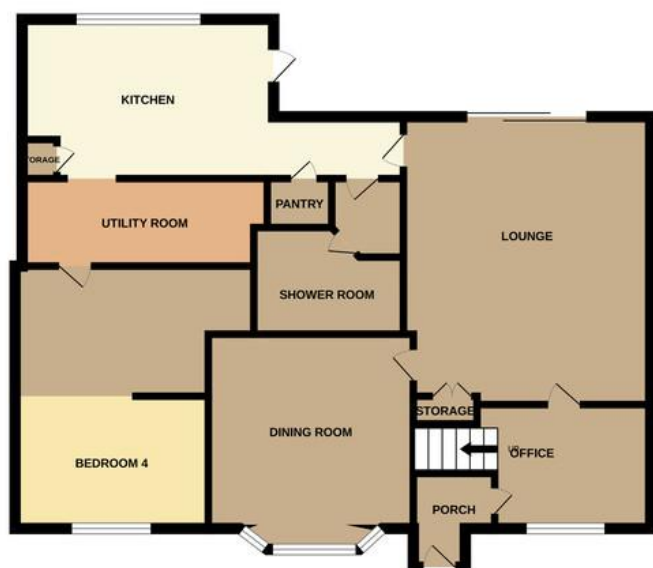


DRIVEWAY

Provides ample off-road parking.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

6 Fairmead Avenue BURNLEY BB11 2UQ	Energy rating C	Valid until: 26 January 2036
		Certificate number: 2191-3058-4299-9736-2200

Property type: Semi-detached house
Total floor area: 139 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60