



76 Grassington Drive

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

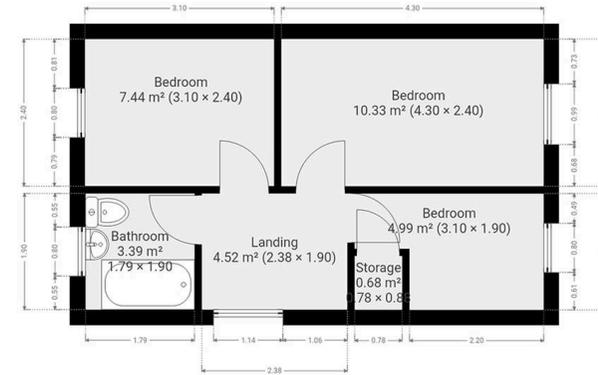
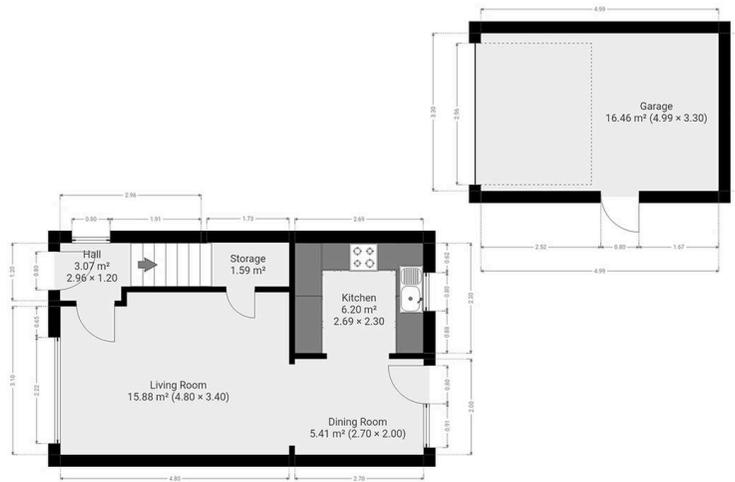
- Quiet cul-de-sac position in popular Briercliffe area
- Three Bedroom Semi Detached
- Gas central heating and uPVC double glazing
- Leasehold (955 years remaining), £35 ground rent, Council Tax Band B
- Enclosed rear garden
- Detached Garage
- Private parking space for one vehicle and side access



Property Description

Step inside via a welcoming entrance hallway, finished in soft neutral tones and setting the standard for the property beyond. The main living room is bright and well presented, featuring a stylish focal fireplace and opening seamlessly into the dining area, creating a sociable flow ideal for modern family living. The dining space enjoys pleasant garden views and leads through to a well-appointed kitchen fitted with a range of contemporary units, ample work surface space and integrated cooking facilities, under counter lighting and utility points. To the first floor, the property offers three well-proportioned bedrooms, each tastefully decorated and ready to move straight into. The accommodation is completed by a modern family bathroom fitted with a clean, neutral suite with shower over and complementary tiling.





Total Property Area: approx - 79.91 Sq Meters (860.14 Sq Feet)

This floor plan is for illustrative purposes only. It is not 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.



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GARDEN

Externally, the property offers a pleasant and well-proportioned rear garden, mainly laid to lawn with paved patio areas providing space for outdoor seating and everyday use. The garden is fully enclosed, creating a secure environment for families and pets. To the rear, there is a detached garage which benefits from a recently replaced roof and its own separate fuse box, offering excellent practical storage or workshop potential. The garage is easily accessed from the garden and driveway. Additional benefits include outside lighting and a private parking space for one vehicle, with convenient access running alongside the property leading directly to the rear.

GARAGE

Single Garage

DRIVEWAY

1 Parking Space



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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