



9 Chorlton Close

burnley

Council Tax band: C

Tenure: Freehold

- Immaculately presented two-bedroom bungalow
- Full renovation completed
- Quiet cul-de-sac location
- Sought-after Briercliffe area of Burnley
- Just off Standen Hall Drive
- Modern fitted kitchen and shower room
- Off-street parking and detached garage
- Gas central heating
- Freehold tenure and Council Tax Band C

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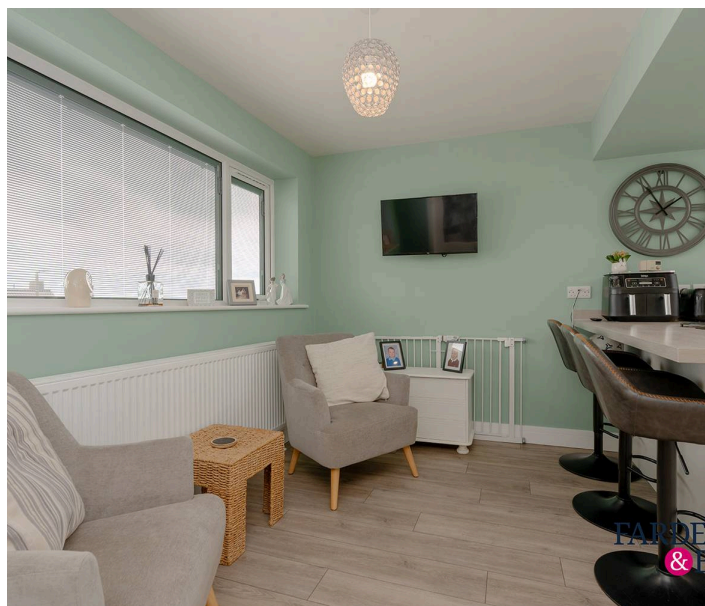
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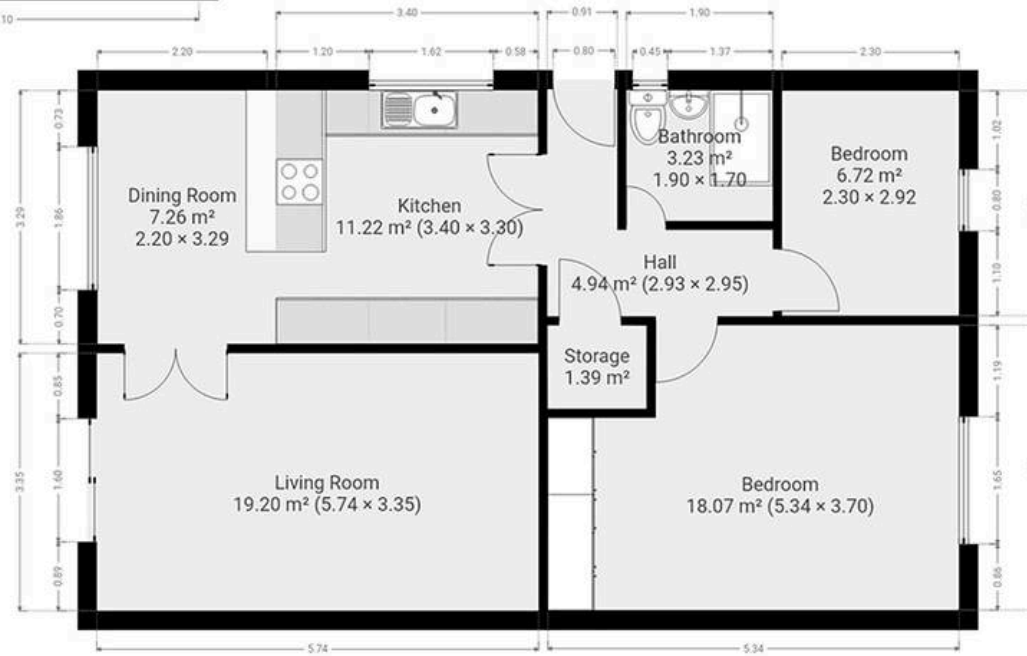
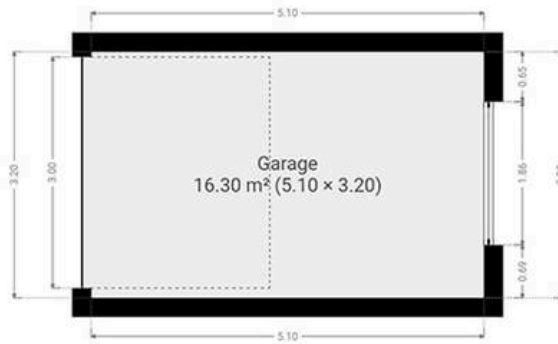
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Property Description

Internally, this property has undergone a full renovation and is immaculately presented throughout, with the works carried out to a fantastic standard. The accommodation offers a bright and spacious living/dining room, finished with modern flooring, recessed ceiling spotlights and a stylish feature wall, creating a comfortable yet contemporary space to relax and entertain. The kitchen has been beautifully fitted with a range of modern units, integrated appliances, contrasting work surfaces and a central island, with space for casual seating. The layout flows well into an additional sitting/breakfast area, offering further flexibility for everyday living. The bedrooms are tastefully decorated and well proportioned, with neutral finishes that complement the overall standard of the home. A modern shower room completes the internal accommodation, fitted with contemporary tiling, a walk-in shower, WC and wash basin.







Total Property Area: approx - 88.31 Sq Meters (950.57 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 area 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.



GARDEN

Externally, the property sits within a pleasant cul-de-sac location and benefits from off-street parking to the front, along with access to a detached garage. The frontage is neatly presented, with a paved driveway area and steps leading up to the main entrance. To the rear, the property offers a well-kept garden with a lawned area, mature planted borders and established greenery, creating a private and peaceful outdoor space. A paved patio area provides the ideal spot for outdoor seating, with direct access from the living space making it well suited for summer entertaining or everyday use. The detached garage adds further practicality, while the overall outside space has been thoughtfully maintained to complement the home's immaculate internal finish.

GARAGE

Single Garage

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