



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whitpark Grove, Burnley, BB12 0NR

Offers Over £240,000

AN IMPRESSIVE FOUR BEDROOM TOWNHOUSE IN BURNLEY

Welcome to this stunning four-bedroom townhouse located in the desirable area of Whitpark Grove, Burnley. This charming property is perfect for families seeking a comfortable and spacious home.

As you enter, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. The four generously sized bedrooms provide ample space for family members or guests, ensuring everyone has their own private retreat.

The property boasts two modern bathrooms, making morning routines a breeze for busy families. The contemporary fixtures and fittings add a touch of elegance, while the overall design prioritises functionality and comfort.

One of the standout features of this townhouse is the off-street parking, providing convenience and peace of mind. Additionally, the garage offers extra storage space or the potential for a workshop, catering to various needs.

Whitpark Grove, Burnley, BB12 0NR

Offers Over £240,000



- Tenure Freehold
- Off Street Parking
- Ideal Family Home Set Out Over Three Floors
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Four Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating C
- Two Bathrooms
- Ample Rear Garden Space

Ground Floor

Entrance Hall

15'8 x 5'11 (4.78m x 1.80m)

Central heating radiator, smoke alarm, doors leading to, office, kitchen, WC, storage and stairs to first floor.

Office

12'9 x 8' (3.89m x 2.44m)

UPVC double glazed window, central heating radiator and laminate flooring.

WC

5'11 x 2'9 (1.80m x 0.84m)

Central heating radiator, dual flush WC, floating wash basin with traditional taps and tile effect lino flooring.

Kitchen/Dining Area

9'6 x 7'11 (2.90m x 2.41m)

Two UPVC double glazed windows, central heating radiator, a range of wall and base units, laminate work surfaces, integrated electric oven, four ring gas hob and integrated extractor unit, tiled splash back, space for fridge freezer, plumbing for washing machine, integrated dishwasher, cupboard with combi boiler, UPVC double glazed French doors and tile effect lino flooring.

First Floor

Landing

9'8 x 6'9 (2.95m x 2.06m)

Smoke alarm, doors to reception room and bedroom one and stairs to second floor.

Reception Room

14'6 x 12'8 (4.42m x 3.86m)

UPVC double glazed window, central heating radiator, television point and UPVC double glazed French doors.

Bedroom One

14'6 x 7'11 (4.42m x 2.41m)

Two UPVC double glazed windows, central heating radiator and door to en-suite.

En Suite

7'11 x 4'7 (2.41m x 1.40m)

central heating radiator, dual flush WC, pedestal wash basin, enclosed shower with electric feed shower and rinse head, partial tiled elevations, extractor fan and wood effect laminate flooring.

Second Floor

Landing

11'5 x 9'7 (3.48m x 2.92m)

Central heating radiator, smoke alarm, doors to bedroom two, bedroom three, bedroom four and bathroom.

Bedroom Two

14'6 x 8'11 (4.42m x 2.72m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

12'10 x 6'10 (3.91m x 2.08m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Four

10'1 x 7'3 (3.07m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

8'5 x 4'10 (2.57m x 1.47m)

Central heating radiator, dual flush WC, pedestal wash basin, panel bath with traditional taps with electric feed shower with rinse head, partial tiled elevations, extractor fan and wood effect laminate flooring.

External

Front

Paving, bedding area and mature shrubs.

Rear

Enclosed laid to lawn garden and paved patio.

