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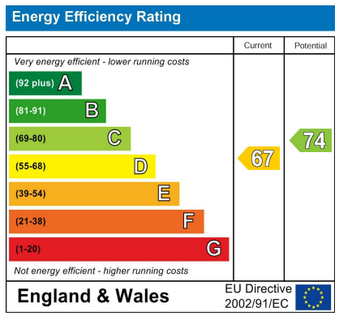

Linton Drive, Burnley, BB11 4QT

£229,950

A WONDERFUL THREE BEDROOM SEMI DETACHED PROPERTY IN BURNLEY

Nestled in the charming neighbourhood of Linton Drive, Burnley, this delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking their next home. The property boasts a spacious layout, ideal for families or individuals looking for room to grow.

One of the standout features of this residence is the large garden, which offers a perfect space for outdoor activities, gardening, or simply enjoying the fresh air. The garden is a wonderful extension of the home, providing a tranquil retreat for relaxation or entertaining guests. Additionally, the property includes a detached garage, providing ample storage space or the potential for a workshop, catering to various needs.

Linton Drive is known for its lovely surroundings, making it an inviting area to live in. The community is friendly and offers a range of local amenities and an outstanding school, ensuring that everything you need is within easy reach. This property is not just a house; it is a perfect next step for someone looking to settle in a welcoming environment.

With its appealing features and prime location, this semi-detached house on Linton Drive is a must-see for anyone in search of a new home. Don't miss the chance to make this lovely property your own.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- Off Road Parking With Access To Garage
- Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Modern Fitted Three Piece Bathroom Suite
- Abundance Of Outdoor Space

Ground Floor

Hall

12'2 x 6'2 (3.71m x 1.88m)

Two UPVC Double glazed windows, central heating radiator, composite front door, interior door leading to Reception Room, fitted cupboard, stairs to First Floor and laminate flooring.

Reception Room

11'5 x 12'2 (3.48m x 3.71m)

UPVC Double glazed window, central heating radiator, coving, living flame gas fire with granite hearth, wooden mantle and granite surround, open access to Dining Room and laminate flooring.

Dining Room

10'7 x 8'8 (3.23m x 2.64m)

UPVC Double glazed window, central hating radiator, coving, open access to Kitchen, french doors to conservatory and laminate flooring.

Kitchen

10'7 x 8'11 (3.23m x 2.72m)

UPVC Double glazed window, panelled shaker style wall and base units with laminate surfaces, Inset wash basin with mixer tap, single integral oven, induction hob, stainless steel extractor hood, tiled splashback, space for fridge freezer, plumbing for dishwasher and laminate flooring.

Conservatory

11'4 x 12'4 (3.45m x 3.76m)

UPVC Double glazed windows, central heating radiator and French doors leading to rear garden.

First Floor

Landing

5'6 x 7'9 (1.68m x 2.36m)

UPVC Double glazed window, loft access, smoke alarm and stairs to Ground Floor.

Bedroom One

12'6 x 6'7 (3.81m x 2.01m)

UPVC Double glazed window, central heating radiator and two feature wall lights.

Bedroom Two

10'6 x 8'10 (3.20m x 2.69m)

UPVC Double glazed window, central heating radiator, fitted cupboard.

Bedroom Three

9'7 x 7'5 (2.92m x 2.26m)

UPVC Double glazed window, central heating radiator and spotlights.

Bathroom

5'4 x 8'8 (1.63m x 2.64m)

UPVC Double glazed window, traditional towel rail radiator, a three piece bathroom suite, a dual flush W/C, pedestal wash basin wtih mixer tap, partial freestanding bath with mixer tap and direct feed shower with rainfall head and additional rinse head, fully tiled elevations, PVC ceiling and tiled flooring.

External

Rear

Enclosed rear garden, tiered garden with patio area and bedded plants and mature shrubs.

Front

Large driveway with space for multiple cars, grass lawn area, steps leading to front door and access to detached garage.

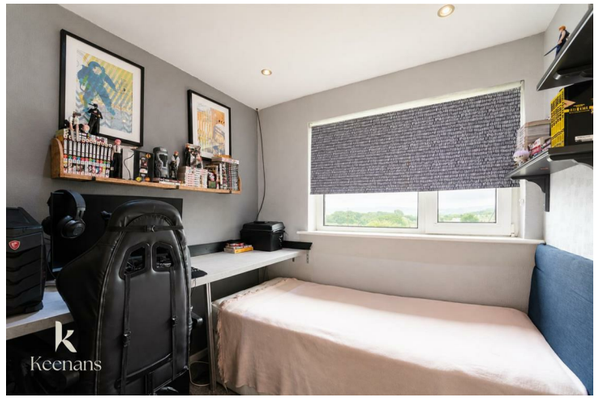
Garage

8'4x25'10 (2.54mx7.87m)

Large garage with plumbing for washing machine, power supply and manual door.





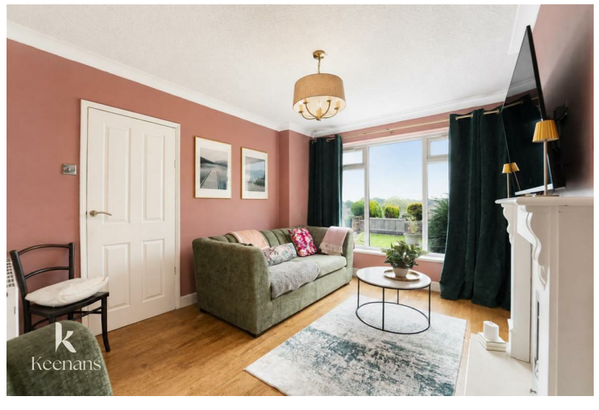












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