



7 Tate Close

Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

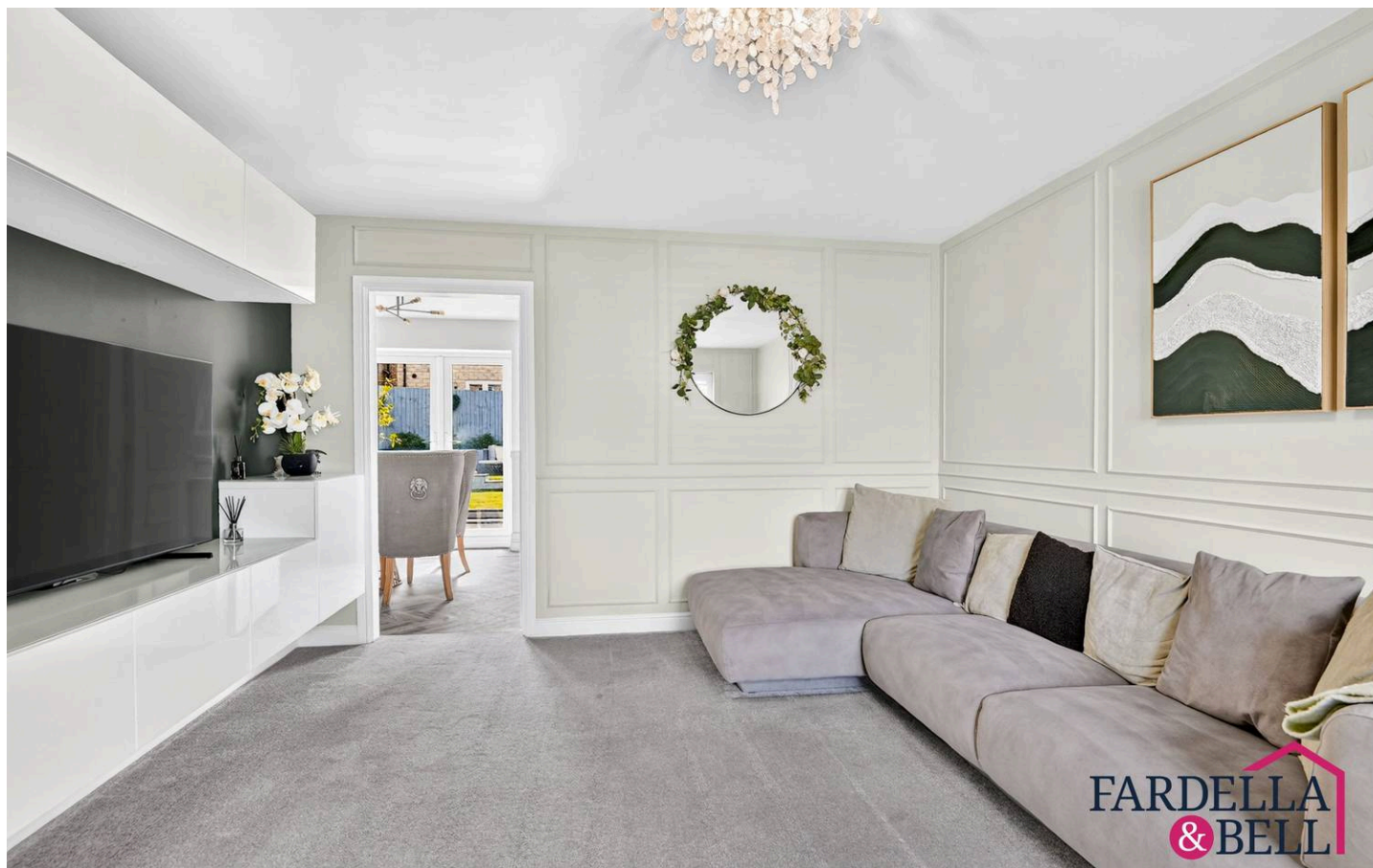
EPC Environmental Impact Rating: B

- 4 Bedroom Detached
- Popular Valour Park Estate
- Stunning Landscaped Garden
- Principal Bedroom with En-Suite
- Freehold Tenure
- Driveway
- Downstairs WC



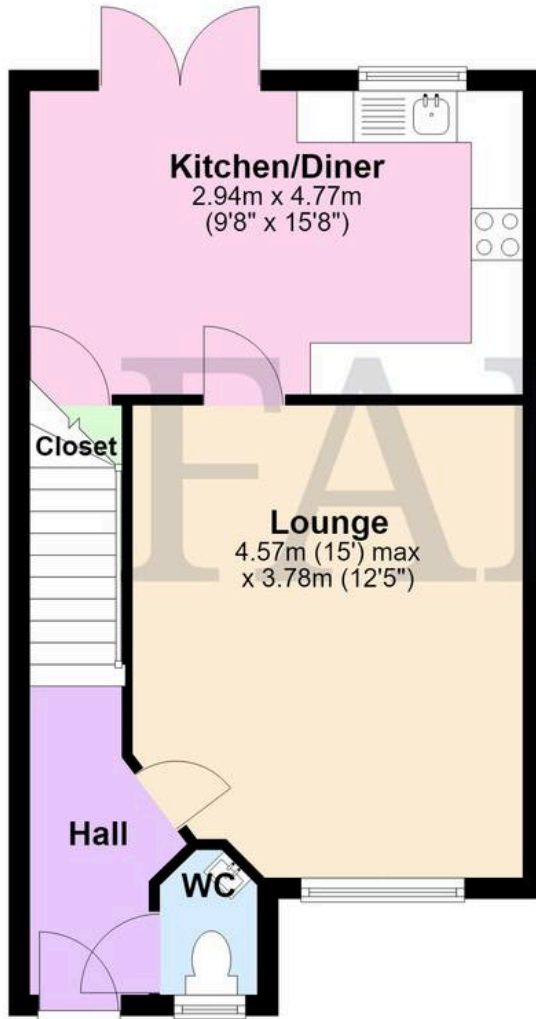
Property Description

A beautifully presented detached townhouse-style home offering stylish accommodation set over three floors, finished with modern décor and thoughtful detailing throughout. The ground floor opens into a welcoming entrance hallway with access to a smart downstairs WC, before leading into the main living room. This is a standout space, featuring elegant wall panelling, a striking feature wall, contemporary media storage and a soft neutral finish, creating a refined family room. To the rear, the kitchen diner provides a superb everyday hub, fitted with sleek grey units, complementary work surfaces, integrated appliances and space for dining, with French doors opening directly to the garden. The first floor offers well-proportioned bedrooms and a modern family bathroom, ideal for family living. The main bedroom occupies the second floor, creating a private retreat with inbuilt storage and a stylish en-suite shower room. A superb home with a high-quality finish throughout.

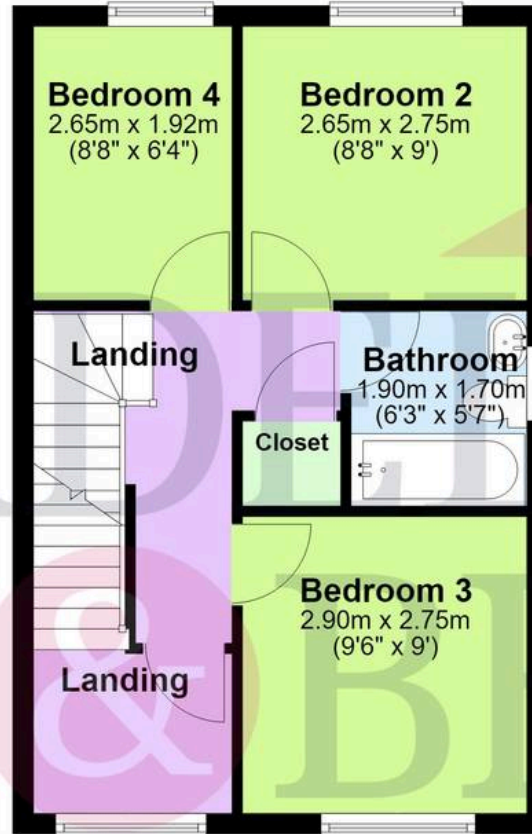




Ground Floor



First Floor



Second Floor



Total area: approx. 100.6 sq. metres (1082.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn 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, omission or misstatement. A party must rely upon its own inspection(s)

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Plan produced using PlanUp.

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GARDEN

Externally, the property offers a beautifully presented frontage with a neat lawn, pathway to the entrance door and a private driveway providing off-road parking. Side gated access leads through to the rear garden, which has been thoughtfully landscaped to create a stylish and low-maintenance outdoor space. The garden features a generous lawn, raised planted borders, decorative gravel beds and modern grey edging, giving the space a smart, contemporary finish. There is a paved patio directly outside the French doors, ideal for outdoor dining, along with a separate seating area to the rear, perfect for relaxing or entertaining. The garden is enclosed by fenced boundaries, creating a private and secure space that works brilliantly for families, children and pets alike.

DRIVEWAY

1 Parking Space



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