



# 1 Rimington Avenue

Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

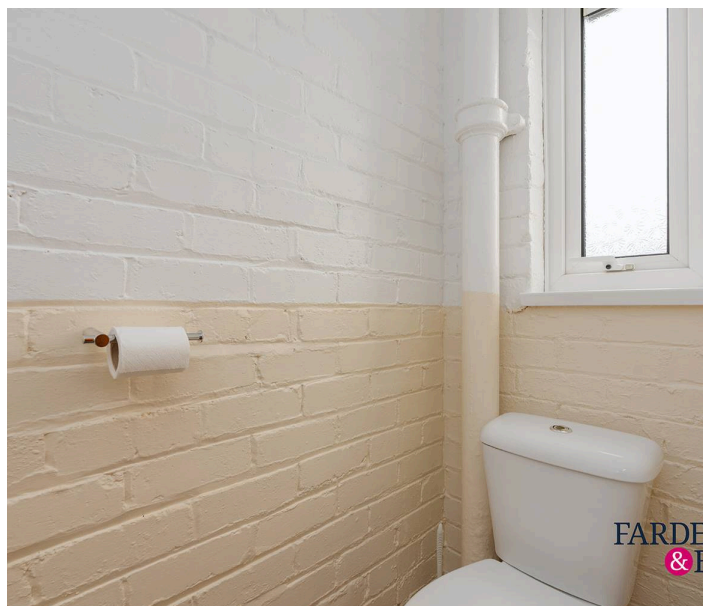
EPC Environmental Impact Rating:

- Generous corner plot position
- Off-street driveway parking
- Gas central heating
- Three double bedrooms
- Conservatory overlooking the garden
- Freehold tenure, Council Tax Band A, EPC Rated 'C'
- Open dining kitchen living space



### Property Description

You are welcomed into a practical ground floor layout with useful built-in storage, utility room and a downstairs WC. To the front aspect sits an open dining kitchen living space, offering a generous area for day-to-day living. The kitchen provides a good range of fitted units and worktop space, with room for a dining table and additional seating. To the rear, the living room creates a comfortable main reception space, centred around the feature fireplace and enjoying access through to the conservatory. The conservatory adds a bright additional room, overlooking and leading out to the garden. To the first floor, the property offers three well-proportioned double bedrooms, each providing flexible space for bedroom furniture. The accommodation is completed by a main family bathroom with bath, shower over, WC and wash basin.





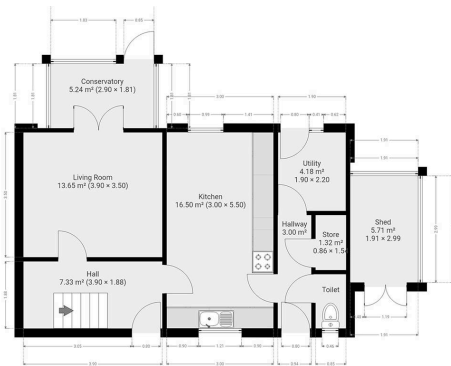


## GARDEN

Externally, the property enjoys a generous corner plot position, providing excellent outdoor space to the front, side and rear. To the front, there is off-street driveway parking, with the property set back nicely from the roadside. To the rear, the garden has been landscaped for low-maintenance use, with a mixture of paved patio seating areas, gravelled sections and planted borders. The space is well suited for outdoor dining, relaxing and entertaining, while still being easy to maintain. The garden also benefits from side access, making it practical for everyday use. To the right-hand side of the property, there is a block-built room, currently used for storage, with full UPVC glazing. Please note, this room does not have internal access from the main house. The plot wraps around well, giving the home a more spacious external feel than a typical semi-detached property.

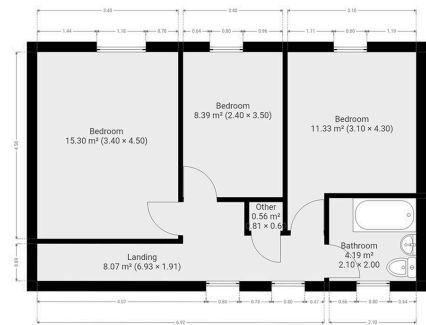
## DRIVEWAY

3 Parking Spaces



Total Property Area: approx - 105.98 Sq Meters (1,140.76 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No details are guaranteed, they are for your general information and they do not form part of any agreement. No liability is taken for any error.



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## Fardella & Bell Estate Agents

143 Burnley Road,, Padiham - BB12 8BA

01282 968 668 • [info@fbestateagents.co.uk](mailto:info@fbestateagents.co.uk) • [fbestateagents.co.uk/](http://fbestateagents.co.uk/)

