

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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	

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## Redwing Road, Burnley, BB11 5FG

£299,950

EXQUISITE THREE BEDROOM SEMI DETACHED HOME

Located in the desirable area of Redwing Road, Burnley, this fantastic three-bedroom semi-detached house presents an exceptional opportunity for families seeking a beautiful and functional home. The property boasts a spacious driveway, complete with an electric charging point, ensuring convenience for modern living.

As you enter, you are welcomed into a contemporary kitchen diner, equipped with fitted appliances that make cooking and entertaining a delight. The lounge, adorned with modern fixtures and fittings, offers a comfortable space for relaxation and family gatherings. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

Upstairs, the master bedroom is a true retreat, complete with an en suite shower room that adds a touch of luxury to your daily routine. Two additional well-proportioned bedrooms provide ample space for family or guests, while the family bathroom serves as a stylish and functional space for all.

The rear garden is laid to lawn, providing a perfect setting for outdoor activities and enjoying the stunning views that this property offers. The location is ideal, situated in a great neighbourhood that combines tranquillity with accessibility to local amenities.

# Redwing Road, Burnley, BB11 5FG

£299,950



- Three Bed Semi Detached Home
- Stunning Views
- Ideal Family Home With viewing Essential
- EPC Rating B
- Driveway With EV Charging Point
- Sought After Location
- Enviably Garden Space
- Tenure Freehold
- Council Tax Band C
- Contemporary Fitted Kitchen/Dining Area

## Ground Floor

### Entrance

Composite part frosted door to hall.

### Hall

10'4 x 7'3 (3.15m x 2.21m)

Central heating radiator, smoke alarm, doors to kitchen/dining area, reception room, WC, stairs to first floor and lino flooring.

### WC

6'7 x 3'2 (2.01m x 0.97m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation, extractor fan and lino flooring.

### Reception Room

15'6 x 10'7 (4.72m x 3.23m)

Three UPVC double glazed windows, central heating radiator, television point, electric fire and Karndean flooring.

### Kitchen/Dining Area

15'5 x 8'9 (4.70m x 2.67m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, electric oven, four ring gas hob, extractor hood, plumbed for washing machine, integrated fridge freezer, dishwasher, Karndean flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

9'10 x 6'11 (3.00m x 2.11m)

Loft access, Loft is boarded with pull down ladder, doors to three bedrooms, bathroom and storage.

### Bedroom One

10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

7'9 x 4'10 (2.36m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation, extractor fan and tiled effect flooring.

### Bedroom Two

12'1 x 8'10 (3.68m x 2.69m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'10 x 6'5 (2.69m x 1.96m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'11 x 5'6 (2.11m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed overhead shower, part tiled elevation, extractor fan and lino flooring.

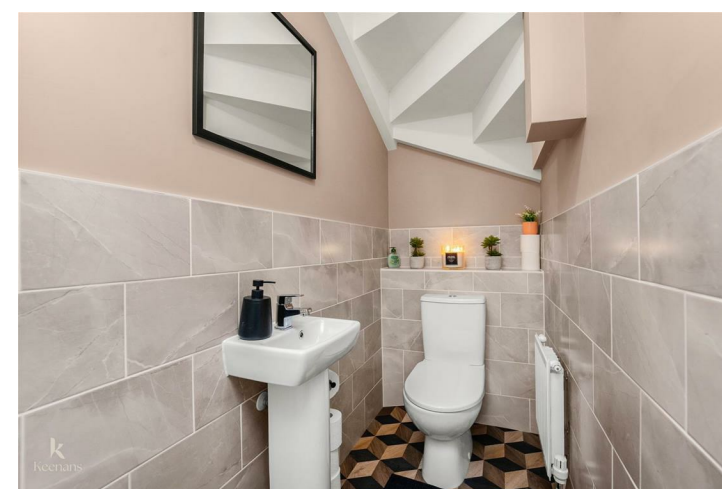
### External

### Rear

Enclosed laid to lawn garden, Indian stone paving, paved drive with EV charging point.

### Front

Laid to lawn garden with shrubbery and paving.



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