1 Skylark Street

Burnley, Burnley

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached extended 3 bedrooms / 2 bathrooms
- Corner Plot
- £60,000 of upgrades
- Freehold with annual management fee of £200
- Gas Central Heating + uPVC double glazing
- Low maintenance garden
- Electric car charger
- Council Tax Band C

Property Description

Step inside to a beautifully upgraded home where no detail has been overlooked. The entrance hallway offers useful storage, with a downstairs WC neatly positioned beneath the stairs. The ground floor flows through to a stylish living room with luxury media wall, coving and a high-quality finish throughout, before opening into the rear orangery/dining extension, creating a bright and sociable space. The top-grade kitchen features granite worktops, integrated appliances including dishwasher, washer, fridge/freezer, induction hob, upgraded downlights and ceramic tiled flooring which continues across the ground floor. Upstairs, there are three bedrooms, including a principal bedroom with en-suite, plus a main family bathroom. All bedrooms benefit from high-end fitted wardrobes and units. Further upgrades include brushed chrome sockets and switches, bedside charging sockets, alarm, CCTV, and over £60,000 of extras invested by the current owners.

Anti Money Laundering

Aml (Anti Money Laundering) - "Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

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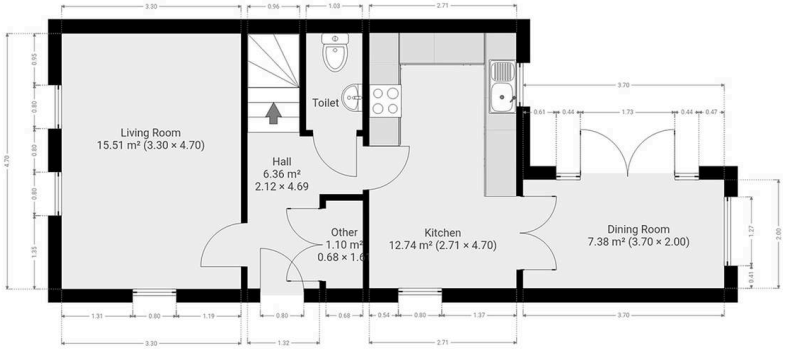
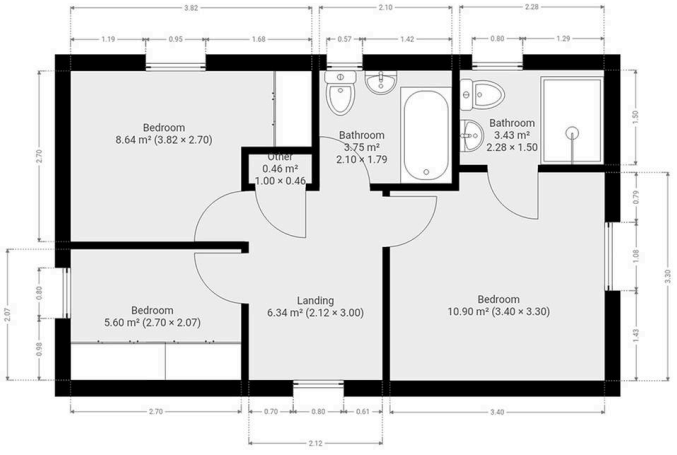


Total Property Area: approx - 83.99 Sq Meters (904.06 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area 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.



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GARDEN

Externally, this home enjoys a superb corner plot position, giving it a lovely sense of space and privacy. To the side, there is a driveway providing off-road parking for two vehicles, along with the added benefit of an electric car charging point. The rear garden has been designed with low-maintenance living in mind and finished to an excellent standard, with stunning high-quality ceramic paving creating a smart and stylish outdoor space. The garden wraps neatly around the rear extension, offering a private area for seating, entertaining and enjoying the outside space without the upkeep of a traditional lawn. A high-grade garden shed with power provides excellent additional storage or practical workspace, while the outside tap and socket add further convenience. A really well-presented exterior, perfect for anyone wanting a modern home with outdoor space that is easy to manage.

DRIVEWAY

2 Parking Spaces

EV CHARGING

1 Parking Space

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