

BRUNSHAW ROAD, BURNLEY

£180,000 Offers in Excess Of

DESCRIPTION

**** 3 BEDROOM FAMILY HOME - DETACHED GARAGE - DRIVEWAY ****

This wonderful three-bedroom property is being welcomed to the property market with superb countryside views and with contemporary style.

If you are looking for the perfect family home, finished to a high standard then look no further! The property boasts everything a growing family would need with a fantastic modern kitchen, dining room with patio doors leading to the rear garden, spacious living room, a three-piece bathroom suite and three good sized bedrooms. The property is located right on the edge of the countryside and access to main bus and commuter routes. It is close to well-regarded schools and general local amenities, as well as being on the border of the village of Cliviger.

We anticipate high levels of interest in this gorgeous family home. Call Fardella & Bell to secure your viewing appointment.

MAIN FEATURES

- Mid Terraced
- 3 Bedrooms
- Immaculately Presented
- Great Family Home
- Gas Central Heating
- uPVC Double Glazing Throughout
- Double Driveway
- Rear Garden
- Detached Garage
- Modern Decor

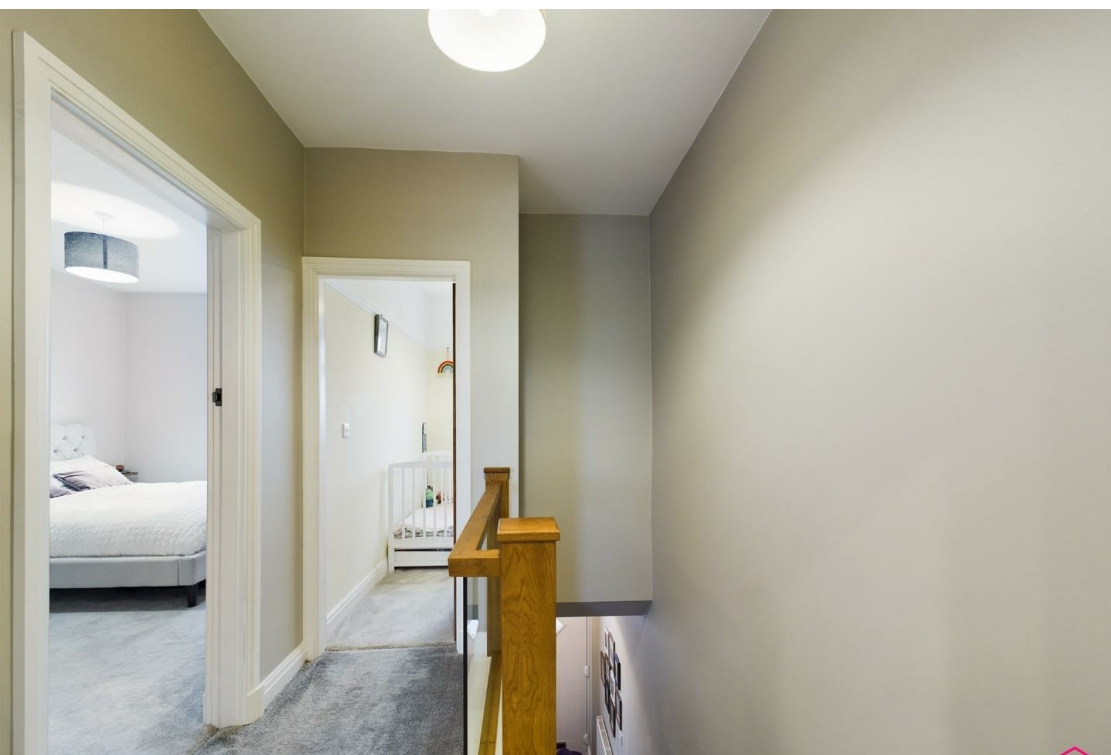












Entrance Hallway 19'9 x 10'1

This entrance hallway has a composite front door, matting to the floor, ceiling light point and radiator.

Living Room 16'0 x 13'11

The living room overlooks the front aspect, is spacious in size and boasts a uPVC double glazed bay window, TV aerial point, fitted carpet, ceiling light point, radiator and electrical sockets.

Dining Room 9'9 x 16'9

Located towards the rear aspect, the dining room can comfortably hold a large table and chairs which is perfect for busy mornings or to entertain friends and family in the evenings. This room has a main ceiling light point, radiator, engineered oak flooring, uPVC patio doors to the garden and an understairs storage area with lighting.

Kitchen 10'10 x 6'6

Overlooking the rear garden the kitchen has a mixture of modern wall and base units with laminate work surfaces, electric oven, induction hob, overhead extractor point, integrated dishwasher, washer & dryer point, 1.5 bowl sink with mixer tap and drainer, two uPVC double glazed windows offering garden views, radiator, spotlights to the ceiling and electrical sockets for worktop appliances.

1st Floor Landing 7'8 x 6'5

With stairs leading to the first floor landing there is a modern wooden and glass bannister, main ceiling light point, fitted carpet, smoke alarm, loft access point and electrical wall sockets.

Bathroom 6'6 x 6'6

This family bathroom is chic and well presented, with a uPVC frosted double glazed window, spotlights to the ceiling, extractor point, high gloss mosaic style tile flooring, partially tiled walls, WC, modern sink with storage unit and chrome mixer tap, chrome heated towel rail, wood panelled bath with mains fed overhead shower and chrome fittings.

Bedroom 1 19'9 x 10'1

The primary bedroom overlooks the front aspect and can comfortably hold a king size bed, with a ceiling light point, uPVC double glazed window, fitted carpet, fitted wardrobes, electrical sockets and radiator.

Bedroom 2 9'9 x 8'5

This bedroom has a uPVC double glazed window, radiator, ceiling light point, fitted carpet, fitted wardrobes and feature picture rail.

Bedroom 3 6'8 x 6'5

Overlooking the front aspect, this single room has a uPVC double glazed window, radiator, fitted carpet and feature picture rail.



External

Rear - To the rear the garden is mostly laid to lawn, with a detached garage complete with uPVC double glazed window, lighting and up and over door. There are fenced boundaries with mature bushes and access to parking. There is also a paved patio area which is perfect for summer evenings, outside light point and cold water tap.

Front - To the front aspect, this home benefits from a block paved double driveway suitable for 2 vehicles, fenced boundaries and raised beds complete with mature bushes and shrubs.

Tenure and Council Tax

We have been advised that the tenure of this property is 'Leasehold' and the Council Tax Band is 'C'

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.



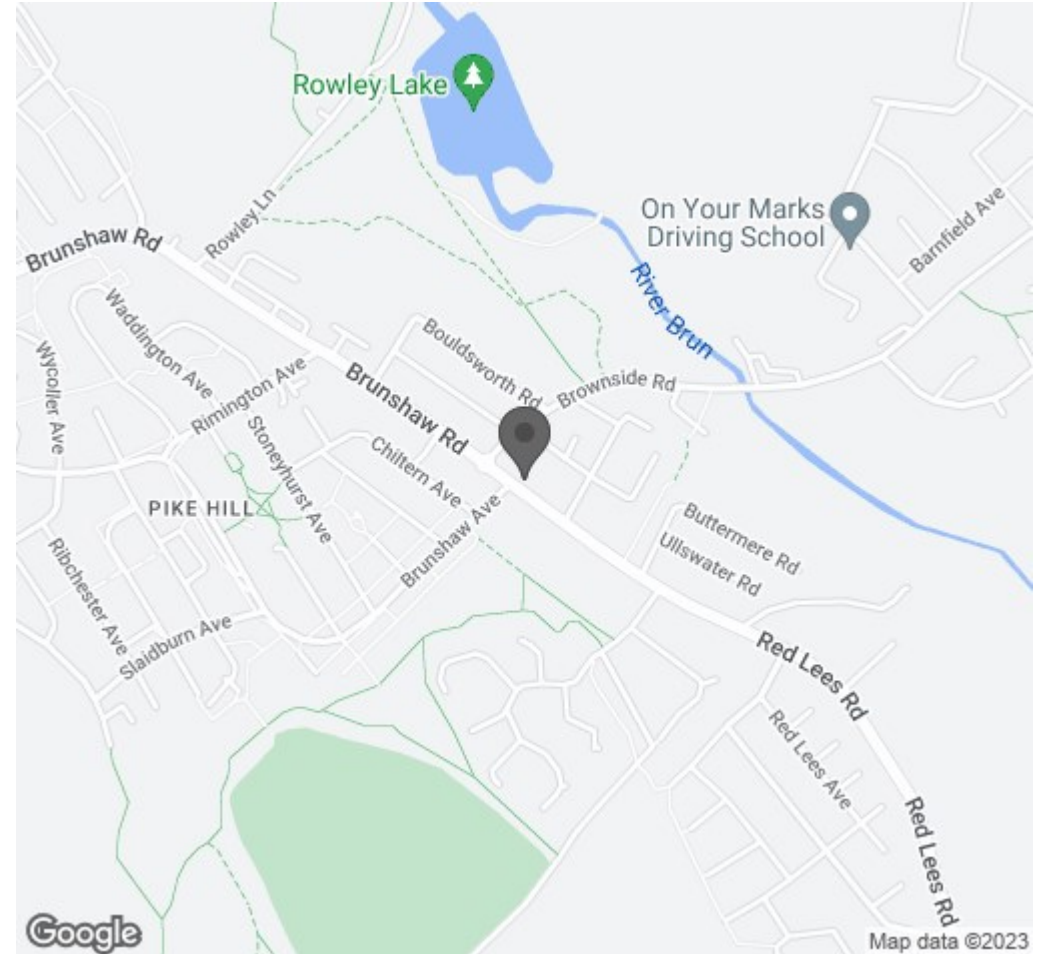
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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