

WINDERMERE ROAD, BURNLEY, BB12 8PD

£85,000 OIEO

DESCRIPTION

**** 3 BEDROOMS ** ** MID TERRACE ** ** FRONT AND REAR GARDENS ** ** FREEHOLD ****

Fardella and Bell are pleased to bring to the market this three bedroom property, situated in a sought after residential area and close to a well regarded school.

This spacious family home is positioned just away from the road and therefore is not overlooked. It comprises briefly; three bedrooms, lounge, kitchen and family bathroom. Externally the property boasts a lovely rear garden, with unspoilt views over fields behind and also an enclosed front garden. It is also well located for bus routes, the Padiham bypass, motorway links and just a 2 minute drive in to Padiham Town Centre.

We anticipate interest levels to be high. Please call our Padiham branch to arrange your viewing.

MAIN FEATURES

- Council Tax Band 'A'
- Freehold
- 3 Bedrooms
- Rear garden
- Unspoilt Rear Views
- Double Glazing
- Gas Central Heating
- Mid Terraced
- Close to bus links
- EPC Rated 'D'













Entrance hallway 26'2"29'6" x 9'10"16'4"

Entering the property through a uPVC double glazed door, ceiling light point, uPVC double glazed frosted window, fitted carpet, staircase to the first floor and radiator.

Reception Room 49'2"3'3" x 39'4"0'0"

Overlooking the front and rear aspect, this delightfully spacious room has two uPVC double glazed windows, ceiling light point, coving, radiator, fitted carpet, TV point, gas fire with wooden surround and electrical wall sockets.

Kitchen 45'11"9'10" x 39'4"6'6"

To the rear and overlooking the garden, with a uPVC double glazed window, three ceiling light points, radiator, plumbing points for washing machine and dishwasher, freestanding gas cooker with overhead extractor point, fridge/freezer point, wall mounted gas fire, fitted carpet, a mixture of wall and base units with laminate work surfaces, stainless sink with drainer and chrome mixer tap.

Utility 16'4"19'8" x 6'6"16'4"

uPVC frosted window, ceiling light point, laminate flooring and storage shelving.

First Floor Landing

To the first floor landing there uPVC window, ceiling light point, loft access, smoke alarm and fitted carpet.

Bedroom One 29'6"9'10" x 32'9"22'11"

Overlooking the front of the property, with a uPVC double glazed window, ceiling light point, radiator, fitted storage and electrical sockets.

Bathroom 22'11"22'11" x 16'4"16'4"

With a uPVC frosted double glazed window, spotlights to the ceiling, corner shower cubicle with glass doors, mains fed shower with chrome fittings and partially tiled walls, pedestal sink with chrome taps, WC, fitted storage, extractor point and radiator.

Bedroom Two 39'4"0'0" x 26'2"29'6"

uPVC double glazed window over looking the front aspect, ceiling light point, radiator, fitted carpet and fitted storage.

Bedroom Three 29'6"22'11" x 16'4"19'8"

uPVC double glazed window overlooking the rear aspect, radiator, ceiling light point and fitted carpet.

Outside Front

Wooden entry gate, paved footpath to the front door, mostly laid to lawn, mature bushes and shrubs, walled boundaries and outside light point.

Outside Rear

Outside storage facility, uPVC door to the garden, fenced boundaries, paved patio area, lawn areas, trees, mature bushes and shrubs, paved pathway leading to public footpath at the rear, outside cold water tap.

Tenure and Council Tax

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

Viewings on Brochure

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



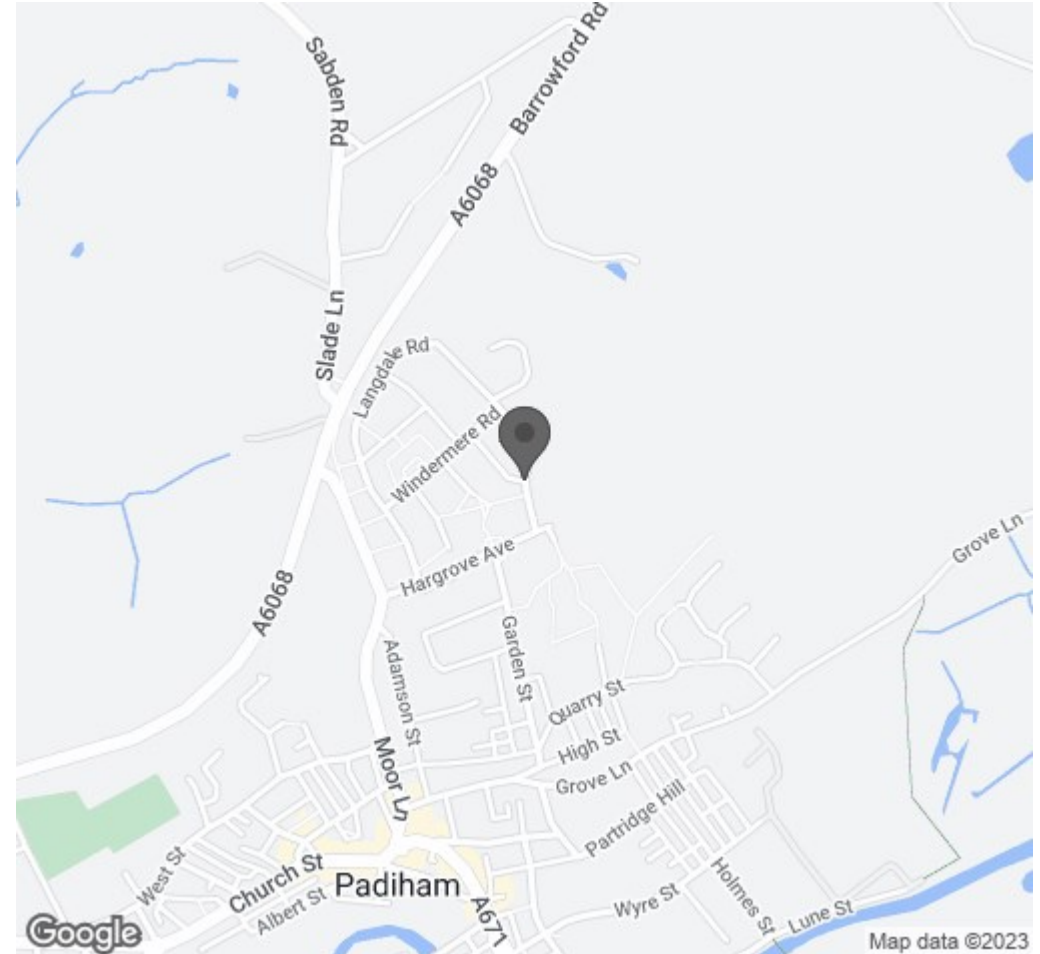
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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