

DESCRIPTION

"3 BED DETACHED - IGHTEHILL, BURNLEY - NO CHAIN - CUL-DE-SAC".

Fardella and Bell are proud to bring to the market this fantastic 3 bedroom detached family home in the ever popular area of Ightenhill, Burnley. Situated on a quiet cul-de-sac and closely located to Wellfield Primary School and St Mary Magdalene's Primary School. This home benefits from uPVC double glazing, gas central heating, fully fitted kitchen with integrated appliances, a modern 3 piece bathroom suite, a conservatory, garage and front and rear gardens.

Burnley town centre is a 5 minute drive and the neighbouring Padiham town centre is a 7 minute drive giving access to local Supermarkets, small businesses and amenities.

MAIN FEATURES

- 3 BED DETACHED
- GARAGE
- CONSERVATORY
- MODERN KITCHEN
- DRIVEWAY FOR 2 VEHICLES
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SECLUDED GARDEN
- READY TO MOVE STRAIGHT INTO
- SOUGHT AFTER AREA

















Entrance Hallway

Entering through a uPVC door straight into the downstairs Hallway. With radiator, ceiling light point, smoke alarm, uPVC double glazed window and fully fitted carpet.

Living Room

Living room is located to the front of the property with a uPVC double glazed bay window, ceiling light point, radiator, under stairs storage cupboard and fully fitted carpet. There is a gas wall mounted fire on the feature wall.

Kitchen

This gorgeous and modern kitchen will suit all your needs with spotlights to the ceiling, uPVC double glazed window, Anthracite grey panel radiator, waterproof luxury vinyl flooring, breakfast bar area. There is an electric oven and induction hob with modern overhead extractor, integrated dishwasher, integrated fridge freezer, integrated microwave, a mixture of wall and base units and complimentary work surfaces.

Conservatory

This fabulous addition to the property provides extra living space for the growing family with fully uPVC double glazed windows and doors over looking the private rear garden.

Landing

With an open balustrade staircase leading to the first floor. This landing has a ceiling light point, smoke alarm, uPVC double glazed window, loft access point leading to an insulated loft space.

Bedroom 1

A bright and airy main bedroom providing 2 uPVC double glazed windows and overlooking the front garden. This room comprises of ceiling light point, fully fitted carpet, T.V point, radiator and over stairs storage.

Bedroom 2

Bedroom 2 provides a uPVC double glazed window, radiator, ceiling light point and fully fitted carpet.

Bedroom 3

Bedroom 3 provides a uPVC double glazed window, radiator, ceiling light point and fully fitted carpet.

Bathroom

This family bathroom is spacious, modern and functional providing a 3 piece white suite and comprising of a mains fed overhead shower with chrome fittings, sink with chrome mixer tap, push button W.C, panelled bath with glass shower screen, uPVC frosted double glazed window, spotlights to the ceiling, extractor fan and fully tiled floor and walls.

Gardens

Front - Indian Stone paving leading to the front door with a driveway providing parking for 2 vehicles. and access to a detached garage.
Rear - a private rear garden with fenced boundaries, patio area, shed, lawn and secure gate. Outside lighting and cold water tap.

Viewings on Brochure


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

Tenure and Council Tax

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

Disclaimer - All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|--|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 64 | |
| (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 |  |



