

**BSL**

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**Laburnum Close**  
, Burnley, BB11 4DJ

**Offers in the region of**  
**£260,000**



Situated on this sought-after, peaceful cul-de-sac, this deceptively spacious three-bedroom semi-detached home offers fantastic potential for growing families and forever home-seekers.

You first enter into the convenient hallway, with a standout feature curved timber-panelled wall and warm wood-effect flooring setting the tone for the quality finish throughout. The open-plan living, dining and kitchen space delivers the ultimate modern lifestyle, bright, spacious and ideal for entertaining, relaxing or



## Floor Plans

family life.

A sleek utility room and a stunning family shower room - with a large rainfall shower - completes the ground floor accomodation.

Following the stairs to the first floor, you find three bright bedrooms, including a beautifully modern primary bedroom with handcrafted industrial-style features and integrated office space.

Externally, the recently landscaped & low-maintenance garden is a true showstopper. Beautifully zoned with decking, raised patio area and a stylish garden bar area, perfect for summer gatherings or unwinding in complete privacy. To the front of this home is a private courtyard and wrap-around driveway leading to a secure garage.

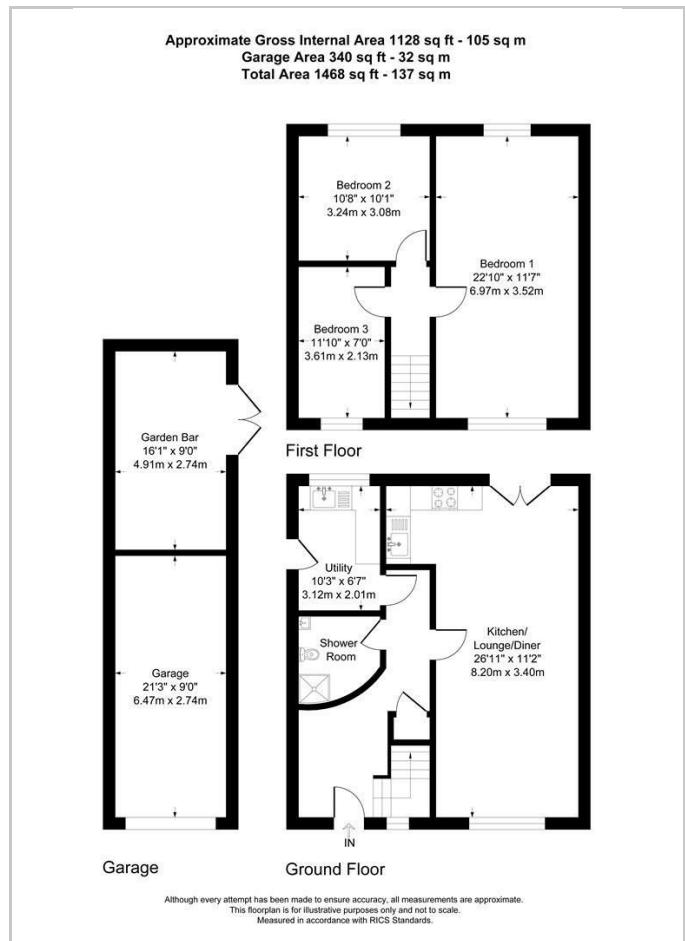
This is truly a rare opportunity for this unique, high-spec home that blends style, space and modern living effortlessly.

Viewings are highly recommended to appreciate the high quality finish, so call us today on 01282 476732 to arrange a viewing!

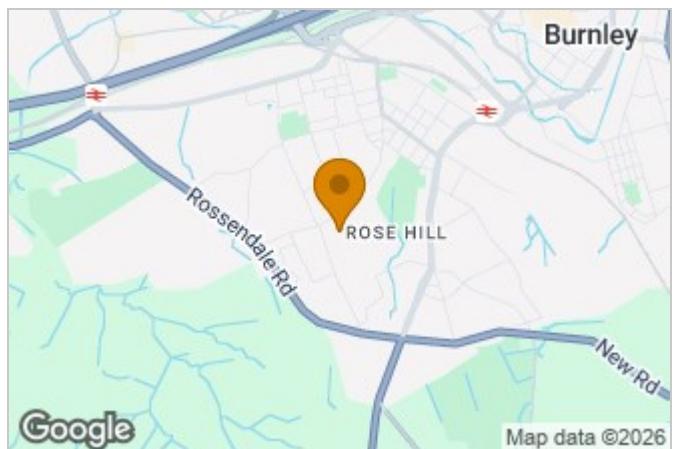
Council Tax Band: C

Tenure: Freehold

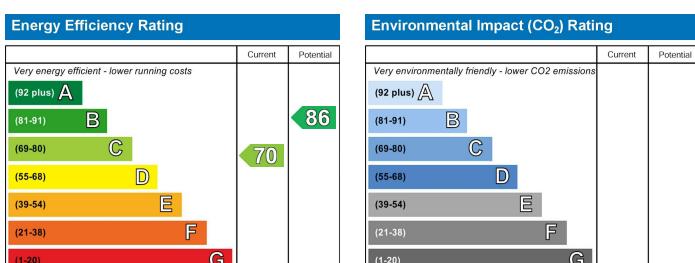
EPC: Current:- C (70), Potential:- B (86)



## Area Map



## Accommodation Details



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.