

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84 95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales <small>EU Directive 2002/91/EC</small>	

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Cunliffe Drive, Burnley, BB12 6BT

£259,950

IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME

Welcome to this stunning three-bedroom detached house located on Cunliffe Drive in Burnley. This fantastic property boasts a spacious layout, perfect for families or those seeking a comfortable living space.

As you enter, you will find a welcoming lounge that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The contemporary fitted kitchen diner is a standout feature, equipped with modern appliances and designed for both functionality and style. French doors lead seamlessly from the dining area into the large garden, allowing for an abundance of natural light and easy access to outdoor living.

The property comprises three generously sized bedrooms, providing ample space for rest and privacy. The master bedroom is particularly impressive, featuring an en suite shower room that adds a touch of luxury to your daily routine. Additionally, a modern family bathroom serves the other two bedrooms, ensuring convenience for all.

Outside, the large laid-to-lawn garden offers a perfect space for children to play or for hosting summer gatherings. The driveway provides off-road parking, and the inclusion of an electric car

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- Three Bed Detached House
- Tenure Freehold
- EPC Rating B
- Low Maintenance Garden Space
- Sought After Location
- Contemporary Kitchen/Dining Area
- Ideal Family Home Ready To Move Into
- Driveway With EV Charging Point
- Council Tax Band C
- Easy Access To Major Network Links And Close Proximity To Local Amenities

Ground Floor

Entrance

Composite frosted door to hall.

Hall

12'6" x 5'11" (3.81m x 1.80m)

Central heating radiator, smoke alarm, doors to reception room, WC, stairs to first floor and under stairs storage.

WC

6' x 2'10" (1.83m x 0.86m)

Central heating radiator, extractor fan, dual flush WC, wall mounted wash basin with mixer tap, tiled splash back and wood effect lino flooring.

Reception Room

14'11" x 11'5" (4.55m x 3.48m)

UPVC double glazed box window, central heating radiator, door to kitchen/dining area,

Kitchen/Dining Area

18' x 9' (5.49m x 2.74m)

UPVC double glazed window, panel wall and base units, marble effect surface, stainless steel one and a half sink and drainer with mixer tap, double oven, four ring gas hob, extractor hood, plumbed for washing machine and dishwasher, fridge freezer, spotlights, UPVC French doors to rear and wood effect laminate flooring.

First Floor

Landing

11'5" x 4'11" (3.48m x 1.50m)

UPVC frosted window, central heating radiator, loft access, storage,, doors to three bedrooms and bathroom.

Bedroom One

12'3" x 9'9" (3.73m x 2.97m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

5'6" x 5'3" (1.68m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed shower, spotlights, extractor fan, part tiled elevation and tiled effect lino flooring.

Bedroom Two

10' x 9' (3.05m x 2.74m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9' x 7'9" (2.74m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

5'6" x 6'4" (1.68m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, extractor fan, part tiled elevation and tiled effect lino flooring.

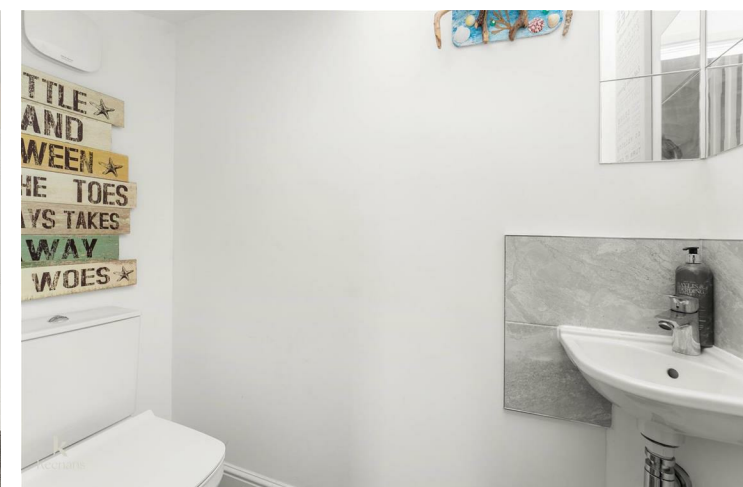
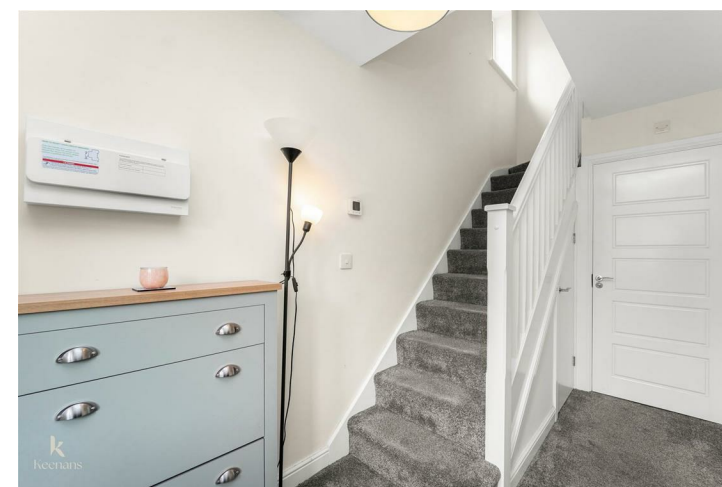
External

Rear

Enclosed laid to lawn garden, decking and paving.

Front

Paving and paved drive, bedding areas, stone chippings and EV charging point.



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