



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

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## Reedley Road, Burnley, BB10 2NE

### Offers Over £270,000

AN EXQUISITE FAMILY HOME

Welcome to Reedley Road in Burnley, this delightful four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and inviting home. The property boasts a well-designed layout, featuring a generous reception room that seamlessly flows into an open-plan living area and kitchen, creating a perfect space for both relaxation and entertaining.

Upstairs, you will find four generously sized bedrooms, providing ample space for family members or guests. The modern shower room adds a touch of contemporary comfort, ensuring that the home meets the needs of modern living.

Outside, the property is complemented by a beautifully landscaped rear garden, offering a tranquil retreat with lovely views, ideal for enjoying sunny afternoons or hosting gatherings. The driveway and detached garage provide convenient parking options, making this home both practical and appealing.

This fantastic family home is not only spacious but also well-situated, making it a perfect choice for those looking to settle in a friendly community. With its combination of comfort, style, and functionality, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

# Reedley Road, Burnley, BB10 2NE

Offers Over £270,000



- Spacious Detached Property
- Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Open Plan Living
- Tenure Freehold
- Three Piece Shower Room
- Garden to Rear
- Council Tax Band D

## Ground Floor

### Entrance Hall

13'9 x 5'9 (4.19m x 1.75m)

Composite double glazed frosted front door, central heating radiator, doors leading to WC, reception room and stairs to first floor.

### WC

6'11 x 2'5 (2.11m x 0.74m)

Hardwood double frosted window, dual flush WC, wall mounted wash basin with traditional taps, meter cupboard and wood effect lino flooring.

### Reception Room

15'9 x 13'0 (4.80m x 3.96m)

UPVC double glazed window, central heating radiator, coving, gas fire, wood effect laminate flooring and open to dining area.

### Dining Area

11'2 x 10'0 (3.40m x 3.05m)

Central heating radiator, coving, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

12'2 x 10'4 (3.71m x 3.15m)

UPVC double glazed window, hardwood double glazed leaded window, coving, range of panelled wall and base units with granite work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated double oven, five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, under unit lighting, spotlights, tiled flooring and hardwood door to rear.

## First Floor

### Landing

13'2 x 3'11 (4.01m x 1.19m)

Hardwood double glazed leaded window, central heating radiator, loft access, doors leading to four bedrooms, shower room and storage.

### Bedroom One

13'2 x 12'2 (4.01m x 3.71m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'2 x 9'8 (3.71m x 2.95m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'9 x 7'1 (3.58m x 2.16m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'11 x 7'0 (3.02m x 2.13m)

UPVC double glazed window and central heating radiator.

### Shower Room

8'8 x 5'2 (2.64m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, walk-in direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, PVC to ceiling, extractor fan, spotlights, tiled elevations and wood effect lino flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paving, bedding areas, stone chippings, mature shrubbery and trees.

#### Front

Enclosed gated garden with laid to lawn, paving, bedding, mature shrubbery, stone chip driveway and access to garage.



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