



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	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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## Low Bank, Burnley, BB12 6PP

### £250,000

AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Located in the charming area of Low Bank, Burnley, this delightful detached house offers a perfect blend of comfort and modern living. Built in 1996, the property spans an impressive 1,227 square feet, providing ample space for families seeking a welcoming home.

Upon entering, you are greeted by a spacious living area that seamlessly flows into a second living room and dining area, creating an inviting atmosphere for both relaxation and entertaining. The bright conservatory is a standout feature, offering picturesque views of the lovely garden, making it an ideal spot for enjoying morning coffee or evening gatherings.

The well-appointed kitchen is designed for practicality and ease, while a convenient downstairs WC adds to the functionality of the home. The integral garage provides additional storage or parking options, ensuring that all your needs are met.

This property boasts four generously sized bedrooms, each designed with comfort in mind. Two of the bedrooms benefit from en suite shower rooms, providing a touch of luxury and privacy, while the main family bathroom caters to the remaining bedrooms.

# Low Bank, Burnley, BB12 6PP

£250,000



- Impressive Detached Property
- Open Plan Living
- Off Road Parking and Integral Garage
- EPC Rating C
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure Freehold
- Three Bathrooms
- Immaculate Externals
- Council Tax Band D

## Ground Floor

### Entrance Hall

12'3 x 3'11 (3.73m x 1.19m )

UPVC front door, central heating radiator, coving, smoke detector, Karndean wood effect flooring, doors leading to WC, reception room and stairs to first floor.

### WC

4'9 x 2'8 (1.45m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback and Karndean wood effect flooring.

### Reception Room

14'6 x 12'5 (4.42m x 3.78m )

UPVC double glazed window, central heating radiator, coving, gas fire, television point and open to dining room.

### Dining Room

9'0 x 8'7 (2.74m x 2.62m)

Central heating radiator, coving, door to kitchen and UPVC double glazed sliding door to conservatory.

### Conservatory

12'11 x 9'3 (3.94m x 2.82m)

UPVC double glazed windows, electric radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

16'8 x 9'9 (5.08m x 2.97m )

UPVC double glazed window, central heating radiator, range of panelled wall and base units with marble effect work surfaces and upstands, composite sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, under unit lighting, under stairs storage, tiled flooring, door to garage and UPVC double glazed French doors to rear.

### Garage

19'5 x 10'3 (5.92m x 3.12m )

Power, lighting, panelled base units with marble effect work surfaces, Ideal boiler and up and over garage door.

## First Floor

## Landing

11'0 x 6'3 (3.35m x 1.91m )

Loft access, doors leading to four bedrooms, family bathroom and over stairs storage.

### Bedroom One

17'4 x 9'6 (5.28m x 2.90m)

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

### En Suite

9'5 x 6'10 (2.87m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, vanity top wash basin with mixer tap, direct feed shower enclosed, PVC panelling to ceiling, spotlights, extractor fan, loft access, tiled elevations and tiled effect flooring.

### Bedroom Two

9'11 x 9'2 (3.02m x 2.79m )

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

### En Suite

6'6 x 4'6 (1.98m x 1.37m )

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, electric feed shower enclosed, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and wood effect laminate flooring.

### Bedroom Three

9'6 x 9'3 (2.90m x 2.82m )

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Four

6'11 x 6'11 (2.11m x 2.11m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

6'1 x 6'1 (1.85m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC panelling to ceiling, spotlights, tiled elevations and wood effect lino flooring.

## External

## Rear

Enclosed garden with laid to lawn, decking, Indian stone paving, bedding, mature shrubbery, stone chippings and timber shed.

## Front

Laid to lawn garden, mature shrubbery, block paved driveway and access to garage.



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