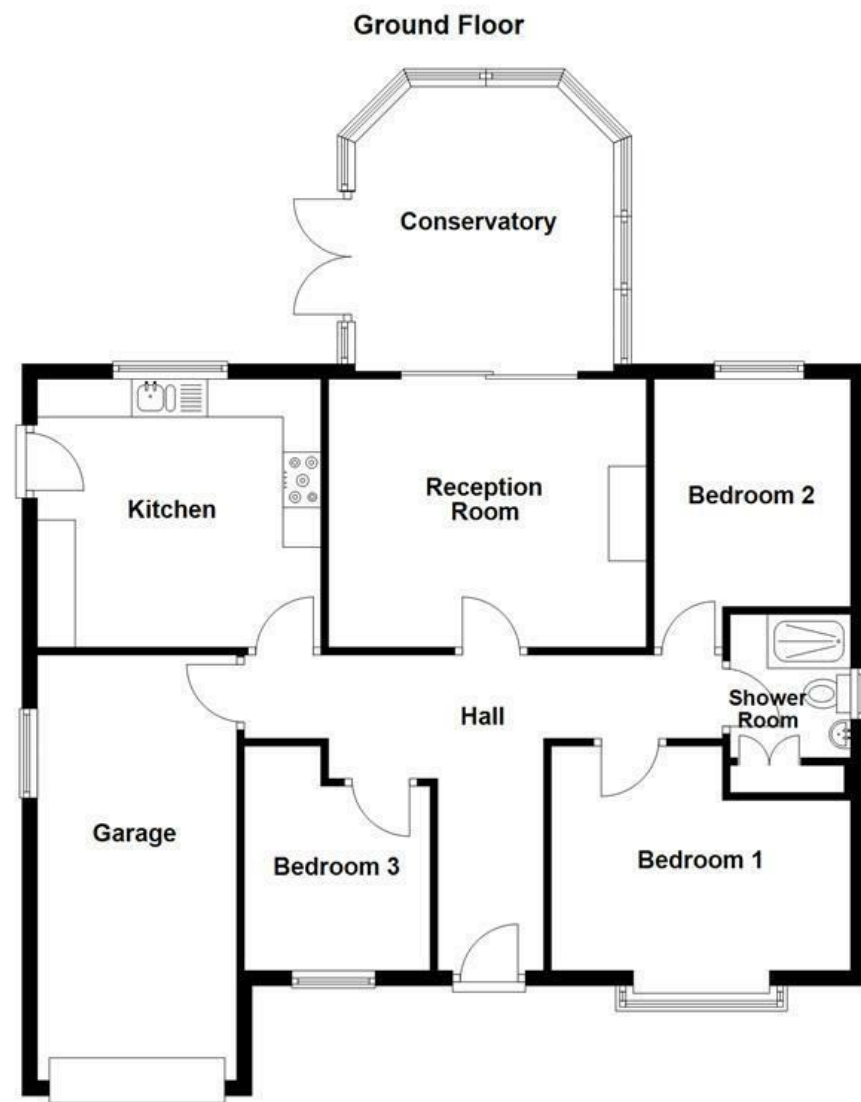




Marsden Court, Burnley, BB10 2SS

Offers Over £230,000

THREE BEDROOM DETACHED BUNGALOW WITH VIEWING ESSENTIAL

Nestled in the charming area of Marsden Court, Burnley, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The fitted kitchen is both functional and inviting, allowing for easy meal preparation and family gatherings. Adjacent to the kitchen, the light and airy conservatory serves as a wonderful space to enjoy the garden views, whether it be for morning coffee or evening relaxation.

The bungalow features a three-piece bathroom suite, designed for both practicality and comfort. Outside, the enviable wrap-around garden space offers ample room for outdoor activities, gardening, or simply enjoying the fresh air. The block-paved driveway provides convenient parking for numerous vehicles and grants access to the garage, adding to the property's appeal.

This bungalow is not just a home; it is a lifestyle choice, offering a serene environment while being close to local amenities. With its thoughtful layout and attractive features, this property is a must-see for anyone looking to settle in Burnley.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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.

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 3  1  1  D

- Spacious Detached True Bungalow
 - Fitted Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating D
- Three Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Modern Three Piece Shower Room
 - Low Maintenance Rear Garden
 - Council Tax Band D

Entrance Hall
19'10 x 13'5 (6.05m x 4.09m)
Composite double glazed frosted front door, central heating radiator, two ceiling roses, doors leading to reception room, kitchen, garage, three bedrooms and shower room.

Reception Room
13'9 x 12'6 (4.19m x 3.81m)
Central heating radiator, coving, electric fire with marble surround and wooden mantel, television point and aluminium double glazed sliding door to conservatory.

Conservatory
12'4 x 11'2 (3.76m x 3.40m)
UPVC double glazed windows, polycarbonate roof, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

Kitchen
12'4 x 11'7 (3.76m x 3.53m)
UPVC double glazed window, central heating radiator, coving, range of panelled wall and base units with granite effect work surfaces and splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, wood parquet flooring and composite double glazed frosted door to rear.

Garage
18'5 x 8'8 (5.61m x 2.64m)
UPVC double glazed window, loft access, power, lighting, Worcester boiler and up and over garage door.

Bedroom One
13'0 x 9'9 (3.96m x 2.97m)
UPVC double glazed leaded inset box bay window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Two
10'10 x 8'6 (3.30m x 2.59m)
UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three
8'7 x 8'1 (2.62m x 2.46m)
UPVC double glazed leaded window, central heating radiator, coving and wood effect laminate flooring.

Shower Room
6'5 x 5'3 (1.96m x 1.60m)
UPVC double glazed frosted leaded window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, fitted storage, tiled elevations and tiled effect lino flooring.

External
Rear
Enclosed garden with stone chippings, paving, bedding and summer house.

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

