



Deepdale Drive, Burnley, BB10 2SD

£275,000

A TRULY REMARKABLE THREE BEDROOM DETACHED BUNGALOW IN BURNLEY

Perfectly positioned on the tranquil Deepdale Drive in Burnley, this charming three-bedroom detached bungalow offers a perfect blend of comfort and practicality. The property boasts a well-maintained interior, providing a welcoming atmosphere for families or those seeking a peaceful retreat. Upon entering, you will find a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining guests. The three generously sized bedrooms offer ample space for rest and personalisation, making it a perfect fit for families or individuals alike. The bathroom is conveniently located, ensuring ease of access for all. One of the standout features of this bungalow is the large garden space, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The expansive garden is a rare find and adds significant value to the property, providing a private oasis for relaxation and recreation. Additionally, the property includes a garage and a separate workshop space, catering to those with hobbies or requiring extra storage. This versatility enhances the appeal of the bungalow, making it suitable for a variety of lifestyles. Situated in an ideal location, this bungalow is close to local amenities, schools, and transport links, ensuring convenience for everyday living. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this delightful bungalow on Deepdale Drive is a must-see. Don't miss the chance to make this lovely property your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage
 - Spacious Reception/Dining Room Leading To A Bright And Airy Conservatory
- Council Tax Band D
 - Three well Proportioned Bedrooms
 - Sought After Location With Viewing Essential
- EPC Rating D
 - Modern Three Piece Shower Room And Separate WC For Convenience
 - Envious Garden Space

Ground Floor

Entrance

Composite door to hall.

Hall

12' x 6'7 (3.66m x 2.01m)

Central heating radiator, coving, doors to WC, storage, reception room, kitchen, three bedrooms and shower room, laminate flooring.

WC

5'1 x 2'10 (1.55m x 0.86m)

UPVC double glazed leaded window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and lino flooring.

Reception Room/Dining

24' x 13'1 (7.32m x 3.99m)

UPVC double glazed leaded window, central heating radiator, coving, open coal living flame gas fire with decorative surround, open access to kitchen, door to utility, UPVC double glazed sliding doors to conservatory and wood effect laminate flooring.

Kitchen

11'8 x 8'9 (3.56m x 2.67m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect laminate work top and upstands, stainless steel sink and drainer with mixer tap, oven, four ring gas hob, extractor hood, space for fridge freezer and vinyl flooring.

Conservatory

12'9 x 10'4 (3.89m x 3.15m)

UPVC double glazed windows, wood effect laminate flooring, UPVC double glazed sliding door and UPVC Double glazed door to rear garden.

Utility

9'1 x 5'9 (2.77m x 1.75m)

UPVC double glazed window, central heating radiator, smoke alarm, laminate work top, plumbing for washing machine, lino flooring and door to external.

Garage

17'11 x 9'1 (5.46m x 2.77m)

Power and lighting, electric garage door.

Basement Workshop

10' x 7'9 (3.05m x 2.36m)

Hardwood door.

Bedroom One

14'1 x 9'11 (4.29m x 3.02m)

UPVC double glazed window, central heating radiator and coving and fitted wardrobes.

Bedroom Two

10' x 9'10 (3.05m x 3.00m)

UPVC double glazed leaded windows, central heating radiator and coving.

Bedroom Three

11'8 x 7'6 (3.56m x 2.29m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

9'1 x 4'11 (2.77m x 1.50m)

UPVC double glazed leaded windows, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower with rinse head, tiled elevation, extractor fan and tiled floor.

External

Front

Stoned chipped garden with shrubbery, drive for off road parking with access to garage and steps leading to front entrance door.

Rear

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

