



Ighten Road, Burnley, BB12 0HP

£225,000

CHARMING THREE BEDROOM SEMI DETACHED IN BURNLEY

Nestled on Ighten Road in Burnley, this charming semi-detached house offers a delightful blend of comfort and modern convenience. Upon entering, you are welcomed by a spacious reception room that flows effortlessly into a well-equipped kitchen, making it an ideal space for both relaxation and entertaining. Adjacent to the kitchen, a practical utility room adds to the functionality of the home.

The first floor boasts three generously sized bedrooms, providing ample space for family or guests. Each room is designed to maximise light and comfort, ensuring a warm and inviting atmosphere throughout.

The rear yard has been newly renovated, featuring parking for multiple vehicles, which is a rare find in the area. Additionally, an EV charging point at the rear caters to the needs of electric vehicle owners, reflecting a modern approach to sustainable living. This outdoor space not only offers convenience but also presents an opportunity to enjoy splendid views, perfect for unwinding after a long day.

This property is an excellent choice for those seeking a family home in a friendly neighbourhood, combining practicality with a touch of elegance. Don't miss the chance to make this lovely house your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
EU Directive 2002/91/EC		

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- Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: TBC
- Three Bedrooms
 - Three Piece Shower Room
 - Tenure: Freehold
- One Reception Room
 - Gardens To Front And Rear
 - Council Tax Band: C

Ground Floor

Porch

6'6 x 5'6 (1.98m x 1.68m)
Composite double glazed frosted entrance door, central heating radiator, wood effect floor and door to hall.

Hall

5'9 x 4'1 (1.75m x 1.24m)
Central heating radiator, stairs lighting, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

14'1 x 13'7 (4.29m x 4.14m)
UPVC double glazed window, central heating radiator, wood effect flooring and open access to kitchen.

Kitchen

17'6 x 9'8 (5.33m x 2.95m)
Two UPVC double glazed windows, two central heating radiators, wall and base units, marble effect worktops, tiled splash back, composite sink with draining board and mixer tap, integrated oven, four ring induction hob, extractor hood, plumbing for dishwasher, space for fridge freezer, plumbing for dishwasher, plinth lighting, tile effect floor, door to stairs to lower ground floor and door to utility room.

Utility Room

9' x 3'2 (2.74m x 0.97m)
UPVC double glazed window and door to front.

Lower Ground Floor

Cellar

Up and over garage door.

First Floor

Landing

8' x 6'11 (2.44m x 2.11m)
UPVC double glazed window, central heating radiator, loft access, store cupboard and doors to three bedrooms and bathroom.

Bedroom One

13' x 10'3 (3.96m x 3.12m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

16'9 x 6'11 (5.11m x 2.11m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Three

10'10 x 7'1 (3.30m x 2.16m)
UPVC double glazed window and central heating radiator.

Shower Room

9'11 x 5'4 (3.02m x 1.63m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with rinse head in double enclosure.

External

Front

Paving and stone chips.

Rear

Decking, stone chips, artificial lawn, EV charge point and driveway leading to garage.

