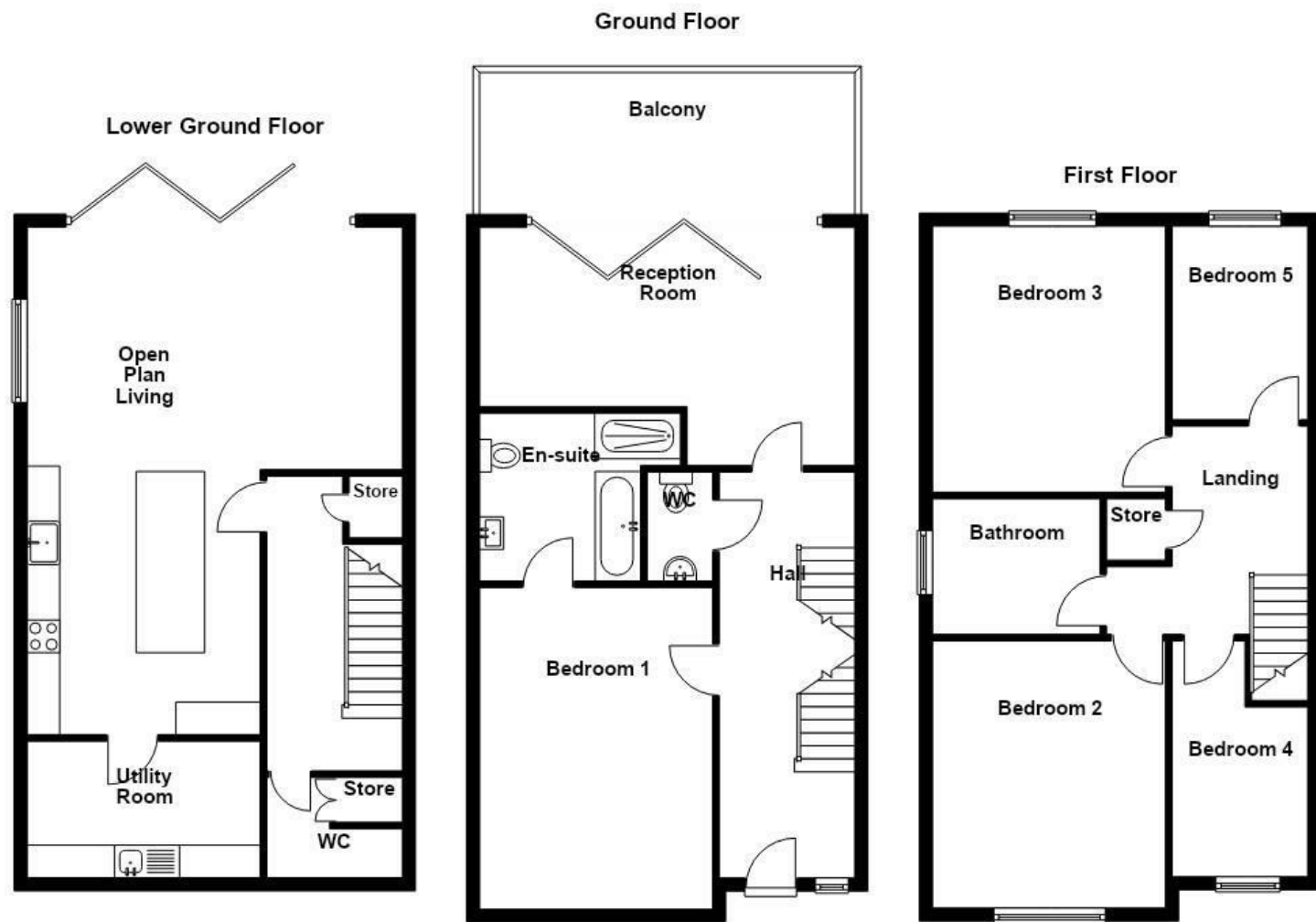




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Todmorden Road, Burnley, BB11 3EZ

Asking Price £375,000

THE PERFECT FAMILY HOME!

Situated on Todmorden Road in Burnley, this exquisite five-bedroom semi-detached house offers a perfect blend of modern living and comfort across three spacious floors. Upon entering, you are greeted by a bright and inviting hallway that leads seamlessly to the master bedroom, which boasts fitted wardrobes and a luxurious four-piece en-suite bathroom. The generous reception room is designed for both relaxation and entertainment, featuring bespoke fitted storage and bi-fold doors that open onto a delightful balcony overlooking the beautifully landscaped garden.

The first floor is home to four additional bright double bedrooms, each offering ample space and natural light, along with another stylish four-piece family bathroom. The lower ground floor serves as the heart of the home, featuring a spacious living kitchen and dining area that is perfect for gatherings. This area is equipped with high-end fitted appliances and also includes bi-fold doors that lead out to the lovely low-maintenance rear garden complete with remote electric gates, creating a seamless indoor-outdoor living experience.

Additional conveniences include a HIVE smart heating system, a separate utility room, a cloakroom with fitted storage, and parking available at the rear of the property. The large front garden adds to the appeal, providing a welcoming entrance to this stunning home. Built in 2019, this property still benefits from a new build warranty, ensuring peace of mind for prospective buyers. Located in a desirable area, this family home is a rare find and is sure to impress those seeking a blend of style, space, and modern amenities.

Todmorden Road, Burnley, BB11 3EZ

Asking Price £375,000

5 2 2 B

- Perfect Five-Bedroom Semi-Detached Family Home
 - Spacious Living Kitchen And Dining Area
 - Rear Off Road Parking
 - Tenure - Freehold
- Three Spacious Floors Of Accommodation
 - Beautifully Landscaped Gardens And Balcony
 - EPC Rating - B
- Master Bedroom With Four-Piece En-Suite
 - High-End Fitted Appliances And Bi-Fold Doors
 - Council Tax Band - E

Ground Floor

Entrance

Composite secure door to hall.

Hall

21'2 x 6'9 (6.45m x 2.06m)

Alarm system, smoke alarm, doors to bedroom one, reception room and WC, stairs to first floor and stairs to lower ground floor.

Bedroom One

15'4 x 11'11 (4.67m x 3.63m)

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

En Suite

8'3 x 8'2 (2.51m x 2.49m)

UPVC double glazed frosted window, central heating radiator, double vanity top marble effect wash basin with waterfall mixer tap, dual flush WC, enclosed power rainfall shower and rinse head, panelled bath with waterfall mixer tap, extractor fan, spotlights, partial tiled elevations, tiled flooring.

WC

5'6 x 3'4 (1.68m x 1.02m)

Central heating radiator, dual flush WC, wall mounted wash basin with waterfall mixer tap, extractor fan, wood effect laminate flooring.

Reception Room

19'1 x 9'9 (5.82m x 2.97m)

Central heating radiator, television point, bespoke fitted storage, UPVC double glazed bi-folding doors to deck balcony with glass surround.

First Floor

Landing

12'11 x 10'4 (3.94m x 3.15m)

Central heating radiator, loft access, smoke alarm, doors to four bedrooms, bathroom and storage.

Bedroom Two

13'5 x 11'8 (4.09m x 3.56m)

UPVC double glazed window, central heating radiator.

Bedroom Three

13'5 x 11'7 (4.09m x 3.53m)

UPVC double glazed window, central heating radiator.

Bedroom Four

11'4 x 7'1 (3.45m x 2.16m)

UPVC double glazed window, central heating radiator.

Bedroom Five

9'9 x 7'2 (2.97m x 2.18m)

UPVC double glazed window, central heating radiator.

Bathroom

8'5 x 6'6 (2.57m x 1.98m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, panelled bath with waterfall mixer tap, enclosed power rainfall shower and rinse head, extractor fan, partial tiled elevations, tiled flooring.

Lower Ground Floor

Hall

15'4 x 6'9 (4.67m x 2.06m)

Central heating radiator, smoke alarm, doors to main open plan living, WC and storage, wood effect laminate flooring.

WC

6'8 x 4'10 (2.03m x 1.47m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, storage, spotlights, extractor fan, wood effect laminate flooring.

Main Open Plan Living

26'9 x 19'1 (8.15m x 5.82m)

UPVC double glazed window, central heating radiator, gloss wall and base units with Quartz surfaces, sink with drainer ridges and mixer tap, five ring gas burner hob, tiled splashbacks, extractor fan, double oven, integrated dish washer, wine cooler, island, integrated fridge freezer and plate warmer, pendant lights, under unit lighting, wood effect laminate flooring, door to utility room, UPVC double glazed bi-folding doors to rear.

Utility Room

11'9 x 6'10 (3.58m x 2.08m)

Central heating radiator, gloss wall and base units with Quartz surfaces, composite sink and drainer with mixer tap, plumbing for washing machine, extractor fan, wood effect laminate flooring.

External

Front

Laid to lawn garden, stone flagged areas.

Rear

Driveway, remote controlled electric gates, artificial grass, decking and bedding areas.

