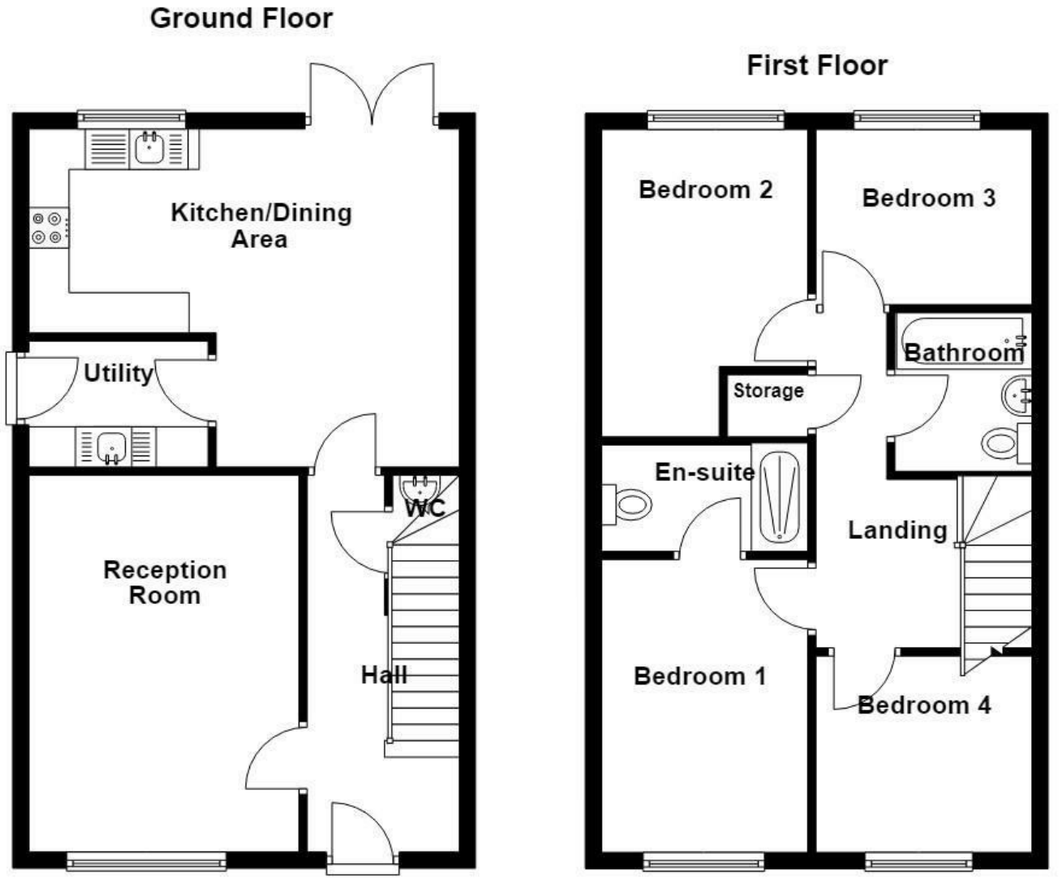
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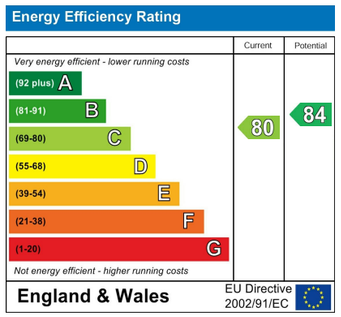











# Barden Lane, Burnley, BB10 1JQ

## £199,950

Nestled on Barden Lane in Burnley, this stunning four-bedroom home offers an ideal blend of comfort and convenience. Perfectly situated within walking distance of the town centre, residents will find themselves just moments away from a variety of shops and essential transport links, making daily commutes and errands a breeze.

This charming property boasts a spacious layout, providing ample room for families or those seeking extra space. The well-appointed bedrooms are designed to offer a peaceful retreat, while the inviting living areas create a warm atmosphere for relaxation and entertaining.

Additionally, the home is located in a desirable school catchment area, making it an excellent choice for families with children. The combination of a prime location, excellent local amenities, and a welcoming community makes this property a fantastic opportunity for anyone looking to settle in Burnley.

Whether you are a first-time buyer or seeking a family home, this delightful residence on Barden Lane is sure to impress. Don't miss the chance to make this lovely house your new home.

Some images have been staged using AI software, to enhance the potential of the property

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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# Barden Lane, Burnley, BB10 1JQ

## £199,950

4 2 1 C

- Tenure Leasehold
- Off Road Parking
- Two Bathrooms And Downstairs WC For Convenience
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Four Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating C
- Modern Kitchen With Utility Room
- Enclosed Low Maintenance Rear Garden Space

## Ground Floor

### Entrance
UPVC door to hall.

### Hall
15'4 x 6'2 (4.67m x 1.88m)

Doors to reception room, kitchen/dining area and WC, smoke alarm, stairs to first floor and laminate flooring.

### Reception Room
15'4 x 11' (4.67m x 3.35m)

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

### Kitchen/Dining Area
17'6 x 13'9 (5.33m x 4.19m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate work top, tiled splash back, stainless steel sink and double drainer with mixer tap, oven, four ring gas hob, extractor hood, doors to utility and French doors to garden, tiled effect flooring.

### Utility
7'4 x 5' (2.24m x 1.52m)

Base units, laminate work top, tiled splash back, stainless steel sink with double drainer and mixer tap, plumbed for washing machine and tiled effect flooring.

### WC
5'6 x 2'9 (1.68m x 0.84m)

Dual flush WC, wall mounted wash basin with tiled splash back and mixer tap, central heating radiator and tiled effect flooring.

## First Floor

### Landing
13'7 x 8'8 (4.14m x 2.64m)

Central heating radiator, doors to four bedrooms and bathroom.

### Bedroom One
12'1 x 8'5 (3.68m x 2.57m)

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

### En Suite
8'5 x 3'8 (2.57m x 1.12m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, elelctric feed shower, part tiled elevation and lino flooring.

### Bedroom Two
12'5 x 8'5 (3.78m x 2.57m)

UPVC double glazed window and central heating radiator.

### Bedroom Three
8'8 x 7'1 (2.64m x 2.16m)

UPVC double glazed window and central heating radiator.

### Bedroom Four
8'8 x 8' (2.64m x 2.44m)

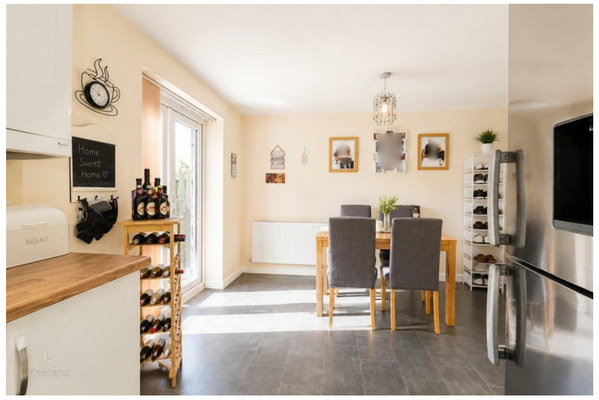
UPVC double glazed window and central heating radiator.

### Bathroom
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, overhead direct feed shower, part tiled elevation spotlights and lino flooring.

## External

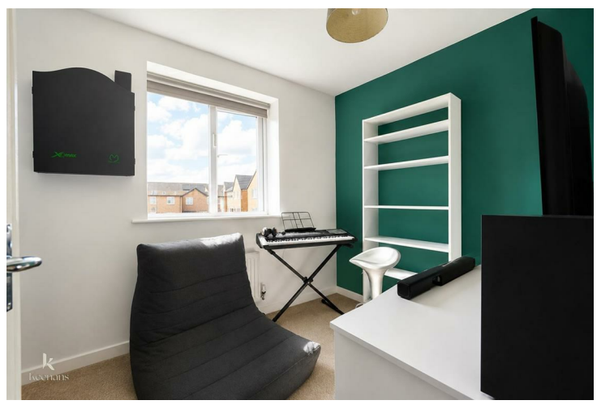
### Front
Laid to lawn and gravel drive.

### Rear
Enclosed laid to lawn garden.







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