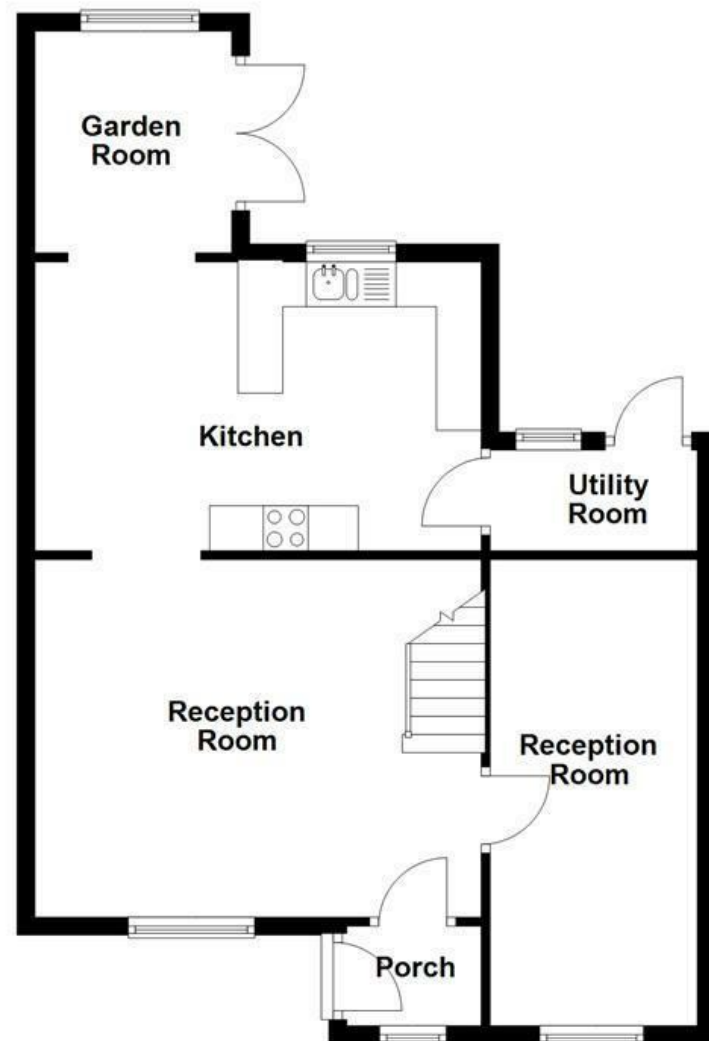
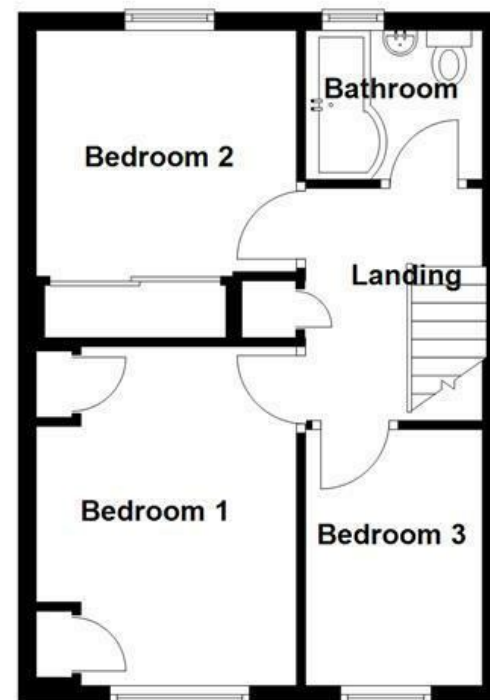


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(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.

Healdwood Drive, Burnley, BB12 0EA

£220,000

AN ENVIABLE FAMILY HOME

Nestled in the charming locale of Healdwood Drive, Burnley, this enviable detached family home is a true gem. Presented and updated to the highest standard, the property boasts modern fixtures and stylish interiors that create a welcoming atmosphere throughout.

Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home features an open plan living area, perfect for family gatherings and social occasions. The property also includes three generously sized bedrooms, with the potential for a fourth bedroom conveniently located on the ground floor, catering to the needs of a growing family or guests.

The bathroom is tastefully designed, complementing the overall aesthetic of the home. Additionally, the fantastic garage conversion adds versatility, allowing for various uses such as a home office or playroom.

Step outside to discover the beautifully landscaped tiered gardens, which offer a serene outdoor retreat. The double driveway provides convenient off-road parking, enhancing the practicality of this delightful residence.

With an abundance of indoor and outdoor space, this property is ideal for those seeking a family home in a picturesque setting. Don't miss the opportunity to make this stunning house your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Healdwood Drive, Burnley, BB12 0EA

£220,000

3

1

2

C

■ Detached Property

■ Fitted Kitchen And Separate Utility Room

■ Off Road Parking

■ EPC Rating: C

■ Three Bedrooms

■ Three Piece Bathroom

■ Tenure; Freehold

■ Two Reception Rooms

■ Enclosed Rear Garden

■ Council Tax Band: D

Ground Floor

Porch

4'11 x 2'10 (1.50m x 0.86m)

Composite double glazed frosted entrance door, UPVC double glazed leaded window, central heating radiator, spotlights and oak door to reception room.

Reception Room One

16'4 x 13'1 (4.98m x 3.99m)

UPVC double glazed leaded window, central heating radiator, spotlights, TV point, stairs to first floor, oak door to reception room two and open access to kitchen.

Reception Room Two

17'1 x 7'7 (5.21m x 2.31m)

UPVC double glazed leaded window, central heating radiator and spotlights.

Kitchen

16'4 x 10'7 (4.98m x 3.23m)

UPVC double glazed window, central heating radiator, cream gloss wall and base units, slate effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated electric double oven, four ring induction hob, extractor hood, integrated microwave, breakfast bar, plumbing for washing machine, part tiled floor, open access to garden room and UPVC double glazed frosted door to utility room.

Garden Room

8'1 x 7'2 (2.46m x 2.18m)

UPVC double glazed window, central heating radiator, spotlights, wood effect lino and UPVC double glazed French doors to rear.

Utility Room

7'11 x 3'8 (2.41m x 1.12m)

Two UPVC double glazed frosted windows, coving, spotlights, space for dryer, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

8'8 x 6'6 (2.64m x 1.98m)

UPVC double glazed frosted window, central heating radiator, storage cupboard, loft access and oak door to three bedrooms and bathroom.

Bedroom One

12'5 x 9'6 (3.78m x 2.90m)

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

Bedroom Two

11'5 x 9'6 (3.48m x 2.90m)

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

Bedroom Three

9'4 x 6'6 (2.84m x 1.98m)

UPVC double glazed leaded window, central heating radiator and over stairs storage.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with waterfall mixer tap, L shape panel bath with mixer tap and rinse head, PVC clad ceiling, tiled elevation and tiled floor.

External

Front

Block paved drive and bedding areas.

Rear

Enclosed tiered garden, artificial lawn, Indian stone paving and stone chips,

Tel: 01282469023

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