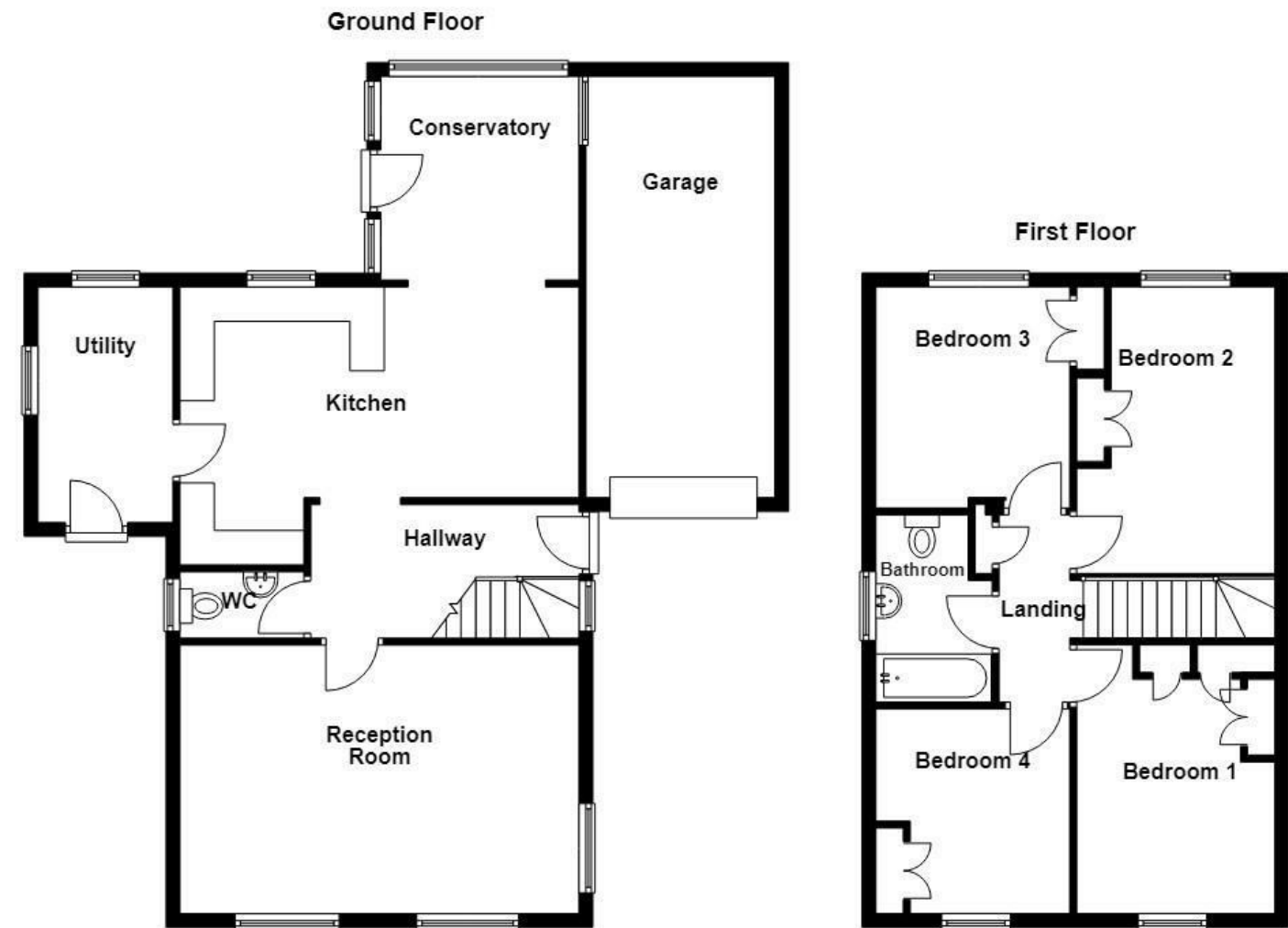




Scafell Close, Ightenhill, BB12 OTD

£360,000

FOUR BEDROOM DETACHED HOME SET ON A FANTASTIC PLOT

Nestled in the tranquil Scafell Close, Burnley, this splendid four-bedroom detached house offers a perfect blend of comfort and potential. Set within a generous plot, the property boasts a delightful garden, ideal for outdoor enthusiasts and families alike.

Upon entering, you are greeted by a spacious lounge that invites relaxation and social gatherings. The bright kitchen is well-equipped and flows seamlessly into a lovely dining area, which is further enhanced by a charming conservatory that overlooks the picturesque garden. This space is perfect for enjoying meals with family or entertaining guests while basking in natural light. The property features three reception rooms, providing ample space for various activities, whether it be a home office, playroom, or additional living area. The separate utility room adds convenience, while the downstairs WC is a practical addition for guests.

Upstairs, you will find four generously sized bedrooms, each fitted with wardrobes, ensuring plenty of storage. The three-piece bathroom is well-appointed and offers a comfortable retreat. With its spacious layout and lovely gardens, this home is bursting with potential, making it an excellent choice for families or those looking to create their dream residence. The garage and driveway provide off-road parking, adding to the convenience of this charming property. Don't miss the opportunity to make this delightful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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.

Scafell Close, Ightenhill, BB12 OTD

£360,000

 4  1  2  D

- Detached Property On Generous Plot
- Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating D
- Four Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

Ground Floor

Entrance Hallway

13'1 x 6'4 (3.99m x 1.93m)

UPVC double glazed front entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm and doors to kitchen, reception room and WC.

Reception Room One

19'1 x 12'10 (5.82m x 3.91m)

Three UPVC double glazed windows, central heating radiator, gas fire with stone surround and coving.

WC

5'11 x 3'2 (1.80m x 0.97m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and part tiled elevations.

Kitchen

13'2 x 9'8 (4.01m x 2.95m)

UPVC double glazed window, range of panelled wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, plumbing for dishwasher, space for fridge freezer, wood effect flooring and open to conservatory and utility room.

Conservatory

19'6 x 9'6 (5.94m x 2.90m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, ceiling fan, wood effect flooring and UPVC double glazed door to the rear.

Utility Room

11'3 x 6'3 (3.43m x 1.91m)

Two UPVC double glazed windows, plumbing for washing machine, boiler, loft access, tiled elevations, tiled flooring and UPVC double glazed door to the front elevation.

First Floor

Landing

9'4 x 8'6 (2.84m x 2.59m)

Loft access, smoke alarm and doors to four bedrooms, bathroom and storage.

Bedroom One

12'9 x 9'11 (3.89m x 3.02m)

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

Bedroom Two

13'5 x 8'2 (4.09m x 2.49m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Three

10'7 x 8'7 (3.23m x 2.62m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Four

9'9 x 8'6 (2.97m x 2.59m)

UPVC double glazed window, central heating radiator, fitted storage and wood effect flooring.

Bathroom

8'1 x 5'7 (2.46m x 1.70m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled and part tiled elevations.

External

Front

Laid to lawn garden and paved driveway providing off road parking leading to the garage

Garage

18' x 9' (5.49m x 2.74m)

Rear

Enclosed stone paved and laid to lawn garden with planted beds, pond and greenhouse.

