


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Bluebell Grove, Burnley, BB11 5FA

### Offers Over £180,000

A BEAUTIFULLY MAINTAINED, THREE BEDROOM SEMI DETACHED HOME SITUATED ON A QUIET CUL DE SAC IN BURNLEY

Presented to the market in a highly sought after area of Burnley, stands this lovely three bedroom semi-detached home. Suited perfectly to a family looking to up size, the property has been presented to a high standard, with neutral decoration and quality fixtures. Situated within close proximity of schools, amenities and transport links, the property comprises briefly; Entrance into a hallway, housing a staircase to the first floor and doors leading to a WC and a sizeable reception room which allows through access via double doors to a dining room with further access to a fitted kitchen and conservatory. To the first floor, you will find three bedrooms and a house bathroom suite.

Externally, the property enjoys a fully enclosed, enviably spacious garden with artificial lawn and bedding plants at the rear and a driveway at the front of the property for two or more cars.

Viewings can be arranged by calling our Burnley team today.

# Bluebell Grove, Burnley, BB11 5FA

## Offers Over £180,000

 3  1  2  C

- Semi-Detached Property
- Two Reception Rooms
- Driveway
- Three Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Beautifully Presented
- Three Piece Bathroom
- Must Be Viewed

### Ground Floor

#### Entrance

Hardwood double glazed door leads to the hall.

#### Hall

10'2 x 3'7 (3.10m x 1.09m)

Stairs to the first floor, smoke alarm, security alarm and doors lead to reception room one and to the WC.

#### WC

6'8 x 3'2 (2.03m x 0.97m)

UPVC double glazed frosted window, central heating radiator, low basin WC, corner wash basin and a fuse box.

#### Reception Room One

14'9 x 12'6 (4.50m x 3.81m)

UPVC double glazed window, central heating radiator, television point, wall mounted modern electric fire and hardwood single glazed double doors lead to reception room two.

#### Reception Room Two

11'4 x 8'6 (3.45m x 2.59m)

Central heating radiator, tiled flooring, under-stairs storage, UPVC double glazed french doors lead to the conservatory and an opening leads to the kitchen.

#### Kitchen

10'7 x 7'4 (3.23m x 2.24m)

UPVC double glazed window, central heating radiator, a range of wood effect wall and base units, stone effect worktops, tiled splash-backs, composite sink, drainer and mixer tap, electric oven, gas hob, space for a fridge freezer and plumbing for a washing machine.

#### Conservatory

12'8 x 10'7 (3.86m x 3.23m)

Fully UPVC double glazed windows and UPVC double glazed french doors lead to the rear.

### First Floor

#### Landing

10'2 x 6'6 (3.10m x 1.98m)

UPVC double glazed window, loft access, spotlights to the ceiling, linen cupboard and doors lead to the bathroom and to three bedrooms.

#### Bedroom One

14'5 x 9'2 (4.39m x 2.79m)

UPVC double glazed window and a central heating radiator.

#### Bedroom Two

12'2 x 8'2 (3.71m x 2.49m)

UPVC double glazed window, central heating radiator and real wood flooring.

#### Bedroom Three

7'6 x 7'6 (2.29m x 2.29m)

UPVC double glazed window and a central heating radiator.

### Bathroom

6'5 x 6'5 (1.96m x 1.96m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, a panelled bath with direct feed shower head, shaver point, part-tiled elevations and tiled flooring.

### External

#### Front

A driveway providing off-road parking for two vehicles.

#### Rear

A fully enclosed garden with astro-turf, a timber shed ( 8ft x 6ft - with lighting and power ) planted beds, stone patio areas, electric power points and a dry stone wall border.



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