



## Stanbury Close, Burnley, BB10 2ST

**£179,950**

AN OUTSTANDING, FULLY UPDATED FAMILY HOME

Welcome to this idyllic three-bedroom semi-detached house located on the sought-after Stanbury Close in Burnley. This property has been fully renovated to the highest standard, making it an exceptional choice for families seeking a modern and comfortable home.

As you step inside, you will be greeted by immaculate presentation and a thoughtful layout that maximises space and light. The property boasts modern fixtures and fittings throughout, ensuring a contemporary feel. The newly fitted kitchen is a highlight, offering both style and functionality, perfect for family meals and entertaining guests. The bathroom has also been tastefully updated, providing a serene space for relaxation.

The neutral decoration throughout the home allows for easy personalisation, making it simple for you to add your own touch. Outside, you will find garden space both at the front and rear of the property, providing a lovely area for outdoor activities and relaxation. Importantly, the gardens are not overlooked, offering a sense of privacy and tranquillity. The property also offers two private parking spaces at the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>England &amp; Wales</b>	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.

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- Tenure Freehold
- On Street Parking
- Fitted Kitchen/Dining Area
- Easy Access To Major Network Links
- Council Tax Band B
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- EPC Rating TBC
- Spacious Reception Room
- Low Maintenance Garden Space

## Ground Floor

### Entrance Hall

6'2 x 3'11 (1.88m x 1.19m)

### Reception Room

15'9 x 11' (4.80m x 3.35m)

### Kitchen

14'1 x 8'7 (4.29m x 2.62m)

### Rear Porch

3'3 x 2'11 (0.99m x 0.89m)

## First Floor

### Landing

8'1 x 6'1 (2.46m x 1.85m)

### Bedroom One

14' x 7'9 (4.27m x 2.36m)

### Bedroom Two

10'4 x 7'9 (3.15m x 2.36m)

### Bedroom Three

10'1 x 6' (3.07m x 1.83m)

### Shower Room

5'10 x 5'8 (1.78m x 1.73m)



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