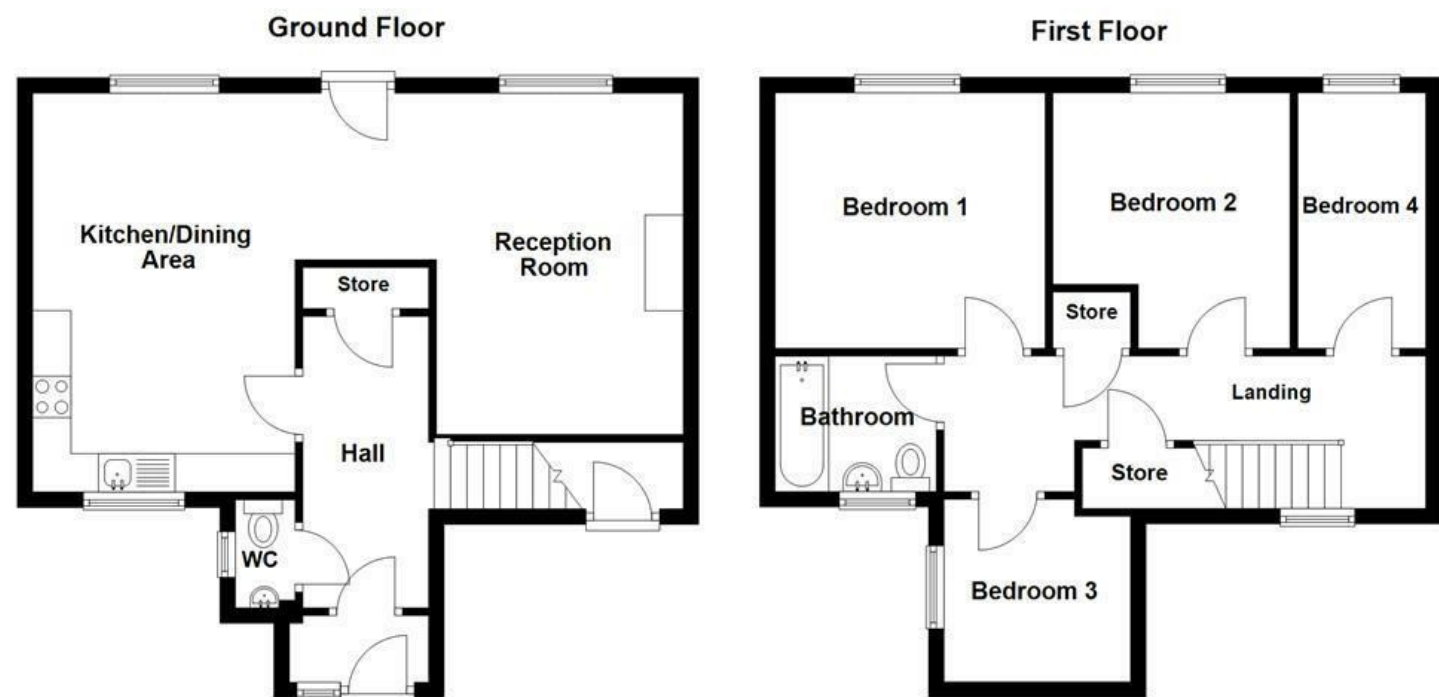




Sunningdale Gardens, Burnley, BB10 2RW

£135,000

A FANTASTIC FAMILY HOME

Welcome to this charming four-bedroom end terrace house located in the desirable Sunningdale Gardens, Burnley. This property is an excellent choice for families seeking a comfortable and spacious home.

As you enter, you will be greeted by a welcoming open-plan living and dining area, perfect for both entertaining guests and enjoying family time. The modern kitchen layout is designed for convenience, making meal preparation a delight. The generous size of the bedrooms ensures that everyone in the family has their own personal space, while the family bathroom and additional downstairs WC provide practicality for busy households.

The property also boasts a landscaped garden, offering a lovely outdoor space for children to play or for hosting summer barbecues. The front yard adds to the appeal, providing a pleasant entrance to the home.

Situated close to local amenities, this house is ideally located for easy access to shops, schools, and parks, making it a great family home. With its combination of space, modern features, and a convenient location, this property is sure to attract interest. 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	75	78
(55-68) D		
(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.

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4 1 1 C

- Spacious End Terrace Property
 - Open Plan Living
 - On Street Parking
 - EPC Rating C
- Four Bedrooms
 - Ideal Family Home
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Garden
 - Council Tax Band A

Ground Floor

Entrance Porch
6'0 x 2'10 (1.83m x 0.86m)

Hall
12'6 x 5'5 (3.81m x 1.65m)

WC
4'8 x 2'7 (1.42m x 0.79m)

Kitchen/Dining Area
17'0 x 17'0 (5.18m x 5.18m)

Reception Room
14'7 x 10'7 (4.45m x 3.23m)

First Floor

Landing
18'8 x 5'11 (5.69m x 1.80m)

Bedroom One
11'7 x 10'8 (3.53m x 3.25m)

Bedroom Two
11'5 x 9'2 (3.48m x 2.79m)

Bedroom Three
8'4 x 8'0 (2.54m x 2.44m)

Bedroom Four
11'6 x 5'6 (3.51m x 1.68m)

Bathroom
6'11 x 5'8 (2.11m x 1.73m)



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