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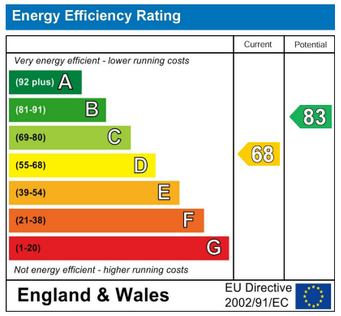


# Standen Hall Close, Burnley, BB10 2FD

## Offers Over £280,000

A FANTASTIC THREE BEDROOM TRUE BUNGALOW NOT TO BE MISSED

Welcome to this charming three-bedroom true bungalow located on Standen Hall Close in the heart of Burnley. This delightful property offers a perfect blend of comfort and modern living, making it an ideal family home.

As you enter, you are greeted by a bright and open living and dining space, which is perfect for both relaxation and entertaining. The modern kitchen is well-equipped, providing a functional area for culinary pursuits. The bungalow features three generously sized double bedrooms, ensuring ample space for family members or guests. The three-piece family bathroom is tastefully designed and ready for your immediate use.

Outside, you will find a lovely rear garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in a peaceful setting. The property also boasts a garage and a driveway, providing convenient off-road parking.

Situated very close to a lovely park, this home offers the perfect balance of tranquillity and accessibility. With its neutral decor, this bungalow is ready for you to move in and make it your own. Don't miss the opportunity to view this wonderful property, which is sure to appeal to families and individuals alike.

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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# Standen Hall Close, Burnley, BB10 2FD

## Offers Over £280,000

3 1 1 D

- Three Generously Sized Bedrooms
- Three Piece Bathroom Suite
- True Bungalow
- EPC Rating D
- Modern Kitchen
- Enclosed Enviable Rear Garden Space
- Tenure Freehold
- Bright Open Living Area
- Off Road Parking With Garage And Driveway
- Council Tax Band D

## Ground Floor

### Entrance

Composite part frosted door to hall.

### Hall

16'1 x 12'6 (4.90m x 3.81m)

Central heating radiator, loft access, smoke alarm, coving, dado rail, doors to three bedrooms, bathroom, storage, reception room and kitchen.

### Bedroom One

12'3 x 11'10 (3.73m x 3.61m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

### Bedroom Two

12' x 11'11 (3.66m x 3.63m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

10'2 x 9'7 (3.10m x 2.92m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

8'8 x 5'11 (2.64m x 1.80m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with waterfall mixer tap, P shaped bath with mixer tap and rinse head, part tiled elevation and wood effect laminate flooring.

### Reception Room

24'2 x 11'11 (7.37m x 3.63m)

UPVC double glazed window, central heating radiator, central heating radiator, coving, electric wall mounted fire and UPVC French doors to rear.

### Kitchen

11'10 x 10'1 (3.61m x 3.07m)

UPVC double glazed window, coving, gloss wall and base units, granite surface, inset sink with draining ridges and mixer tap, double oven, four ring induction hob, extractor hood, plumbed for washing machine, integrated dishwasher and fridge freezer, extractor fan, Karndean flooring.

## External

### Front

Laid to lawn garden, block paved drive with access to garage and paving.

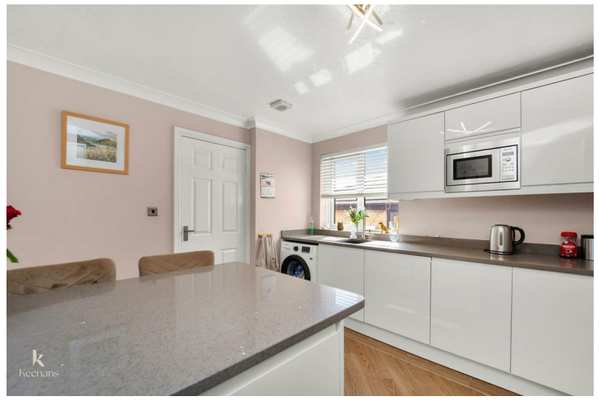
### Garage

17'4 x 7'10 (5.28m x 2.39m)

power and lighting, Vaillant boiler, dryer and UPVC part frosted door to rear.

### Rear

Enclosed laid to lawn garden, paving, bedding areas and mature shrubs.



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