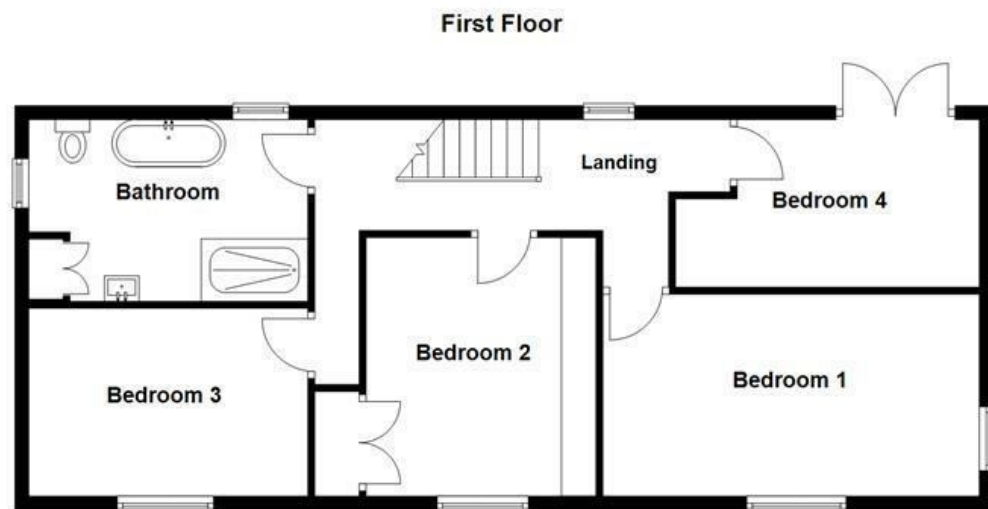
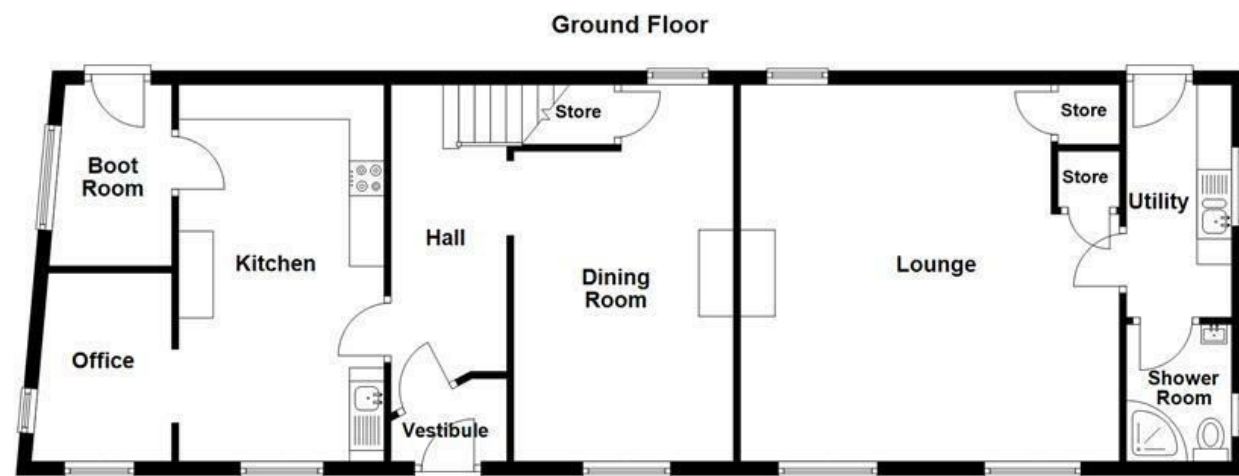




Burnley Road East, Lumb, BB4 9PG

Offers Over £399,950

AN EXCEPTIONAL DETACHED HOME.

Nestled in the picturesque setting of Burnley Road East, Lumb, this stunning detached period family home offers an impressive 1,950 square feet of living space, perfect for those seeking a blend of traditional charm and modern convenience. The property boasts two spacious reception rooms, ideal for family gatherings or entertaining guests, alongside four generously sized double bedrooms that provide ample accommodation for a growing family.

The thoughtful design of this property ensures that it is both functional and aesthetically pleasing, making it a wonderful place to create lasting memories. The combination of traditional elements and modern additions provides a unique character that sets this home apart. The exterior of the home is equally impressive, featuring wraparound gardens that provide a serene outdoor space for relaxation and play. A stone patio at the rear invites you to enjoy al fresco dining, while tiered gardens extend into the hillside, culminating in a raised decked patio that basks in sunlight. The large driveway accommodates multiple vehicles, ensuring convenience for family and visitors alike.

Situated in a sought-after semi-rural location, this property is well-connected to local amenities. The 483 bus route offers easy access to Burnley and Bury with bus stops right on your doorstep in both directions, with connections to the Metrolink in Manchester city centre. The vibrant market town of Rawtenstall is just three miles away, while Waterfoot village, known for its excellent primary schools, is a mere 1.5 miles from your doorstep. This unique and gorgeous home, surrounded by beautiful woodland borders and ample off-road parking, presents an exceptional opportunity for discerning buyers looking to embrace a lifestyle in the heart of the Rossendale countryside.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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  2  2  D

- Charming Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Bursting with Character
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Stunning Wraparound Gardens with Woodland Views
 - Council Tax Band E

Ground Floor

Entrance Vestibule

5'6 x 3'11 (1.68m x 1.19m)

UPVC double glazed frosted front door, hardwood single glazed leaded stained glass window, picture rail, stone flag flooring and hardwood single glazed door to hall.

Hall

15'2 x 5'6 (4.62m x 1.68m)

Central heating radiator, picture rail, stone flag flooring, open to dining room, hardwood single glazed door to kitchen and stairs to first floor.

Dining Room

17'10 x 10'5 (5.44m x 3.18m)

Two hardwood double glazed windows, central heating radiator, under stairs storage, solid wood flooring and hardwood single glazed door to lounge.

Lounge

18'0 x 17'10 (5.49m x 5.44m)

Three hardwood double glazed windows, two central heating radiators, exposed beams, cast iron multifuel burner with stone hearth and surround, meter cupboard, television point, exposed stone wall, two storage cupboards and hardwood single glazed frosted leaded stained glass door to utility.

Utility

11'3 x 5'0 (3.43m x 1.52m)

Hardwood double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, tiled flooring, hardwood door to shower room and UPVC door to rear.

Shower Room

6'6 x 5'1 (1.98m x 1.55m)

Hardwood double glazed frosted window, central heated towel rail, corner direct feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, PVC panelled elevations, PVC panelling to ceiling, spotlights, extractor fan and tiled flooring with underfloor heating.

Kitchen

17'10 x 9'9 (5.44m x 2.97m)

Hardwood double glazed window, central heating radiator, range of wood panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring induction hob and extractor hood, Victorian cast iron kitchen range cooker, space for American-style fridge freezer, plumbing for dishwasher, coving, spotlights, stone flag flooring, open to office and hardwood single glazed leaded frosted door to boot room.

Office

8'11 x 6'8 (2.72m x 2.03m)

Two hardwood double glazed windows, central heating radiator, coving, spotlights and tiled flooring.

Boot Room

8'8 x 6'0 (2.64m x 1.83m)

Hardwood double glazed window, stone flag flooring and UPVC double glazed door to rear.

First Floor

Landing

20'9 x 7'8 (6.32m x 2.34m)

Hardwood double glazed window, skylight window, central heating radiator, picture rail, hardwood doors leading to four bedrooms and family bathroom.

Bedroom One

17'11 x 9'7 (5.46m x 2.92m)

Two hardwood double glazed windows, central heating radiator and television point.

Bedroom Two

12'3 x 10'6 (3.73m x 3.20m)

Hardwood double glazed window, central heating radiator, picture rail, ceiling rose, original fireplace and fitted wardrobe.

Bedroom Three

13'3 x 8'10 (4.04m x 2.69m)

Hardwood double glazed window, central heating radiator, picture rail and ceiling rose.

Bedroom Four

14'8 x 7'9 (4.47m x 2.36m)

Loft access, wood effect laminate flooring and hardwood double glazed French doors to rear.

Bathroom

13'3 x 8'9 (4.04m x 2.67m)

Two hardwood double glazed windows, central heating radiator with heated towel rail, low basin WC, vanity top wash basin with mixer tap, walk-in double direct feed rainfall steam shower, freestanding double ended bath with mixer tap, integrated linen cupboard, tiled elevations, wood panelled elevations, extractor fan and tiled flooring with underfloor heating.

External

Rear

Enclosed tiered garden with Indian stone paving, bedding, decking, mature shrubbery and access to woodland.

Front

Laid to lawn garden with paving, bedding mature shrubbery and driveway.



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