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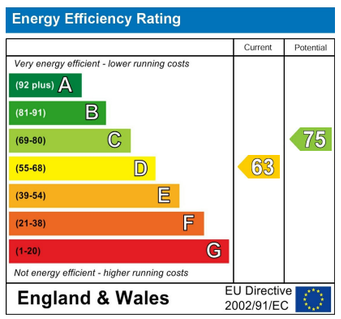












Simonstone Lane, Simonstone, BB12 7NX

Offers Over £300,000

AN IMPRESSIVE SEMI DETACHED FAMILY HOME

Nestled in the charming locale of Simonstone Lane, Burnley, this exquisite semi-detached house offers a delightful blend of comfort and style, making it an ideal family home. The property boasts breathtaking panoramic views of the surrounding countryside, providing a serene backdrop for everyday living.

Upon entering, one is greeted by spacious rooms that have been meticulously presented and maintained to a high standard. The interiors are stylish and inviting, creating a warm atmosphere that is perfect for both relaxation and entertaining. The home features three generously sized bedrooms, ensuring ample space for family members or guests.

The property also includes two well-appointed living areas, providing versatility for various activities, whether it be family gatherings or quiet evenings in. A fantastic ground floor extension enhances the living space, allowing for even more room to enjoy.

Outside, the property is equally impressive, featuring off-road parking and a detached garage, offering convenience and security for vehicles. The enviable gardens provide a lovely outdoor space for children to play or for hosting summer barbecues, making it a perfect setting for family life.

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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- Semi-detached Family Home
- Panoramic Countryside Views
- Off Road Parking
- Tenure - Leasehold
- Three Spacious Bedrooms
- Ground Floor Extension
- EPC Rating - D
- Two Reception Rooms
- Gardens, Garage & Parking
- Council Tax Band - D

Ground Floor

Entrance
UPVC leaded door to the porch.

Porch
5'6 x 3'8 (1.68m x 1.12m)

UPVC double glazed window, tiled floor, hardwood single glazed door to the hallway.

Hall
15'3 x 6 (4.65m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dado rail, coving, ceiling rose, under stairs storage, doors to reception room, dining room, kitchen and stairs to first floor.

Reception Room
19'1 x 13'10 (5.82m x 4.22m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with tiled hearth and surround, three feature wall lights, television point.

Dining Room
17'11 x 13'10 (5.46m x 4.22m)

UPVC double glazed window, central heating radiator, double glazed roof, open tiled fireplace, integrated alcove storage, UPVC double glazed French doors to rear.

Kitchen
23'5 x 7'10 (7.14m x 2.39m)

Three UPVC double glazed windows, central heating radiator, wood effect wall and base units, granite effect surfaces, tiled splashbacks, stainless steel one and half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge/freezer, plumbing for washing machine, dryer and dishwasher, spotlights, storage hatch, tiled floor, UPVC double glazed frosted door to rear.

First Floor

Landing
11 x 8'1 (3.35m x 2.46m)

UPVC double glazed window, loft hatch, dado rail, doors to three bedrooms, shower room and WC.

Bedroom One
13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator, picture rail, ceiling rose, fitted wardrobes.

Bedroom Two
12'1 x 12 (3.68m x 3.66m)

UPVC double glazed window, central heating radiator, picture rail, fitted wardrobes.

Bedroom Three
8'11 x 6 (2.72m x 1.83m)

UPVC double glazed window, central heating radiator, picture rail.

Shower Room
8'1 x 5'9 (2.46m x 1.75m)

UPVC double glazed frosted window, heated towel rail, double direct feed rainfall walk in shower, vanity top wash basin with mixer tap, integrated linen closet, PVC panel elevations, wood effect laminate floor.

WC
4'9 x 2'5 (1.45m x 0.74m)

UPVC double glazed frosted window, dual flush WC, wood effect laminate flooring.

External

Front
Laid to lawn garden with bedding, mature shrubbery, off road parking, access to detached garage.

Rear
Stone chip garden with paving, mature shrubbery and access to detached garage.





