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Mary Towneley Fold, Burnley, BB10 4LU

Offers Over £260,000

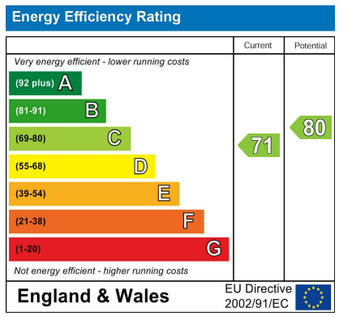
FOUR BEDROOM DETACHED HOME WITH A STUNNING GARDEN

Nestled in the charming area of Mary Towneley Fold, Burnley, this delightful four-bedroom detached house offers a perfect blend of comfort and modern living. The heart of this home is undoubtedly its stunning garden, providing a tranquil retreat for relaxation and outdoor activities.

Upon entering, you will be greeted by an inviting open-plan living and dining area, ideal for both entertaining guests and enjoying family time. The garage has been thoughtfully converted into a versatile reception room, which can serve as a snug, playroom, or even an office, catering to your family's needs. The kitchen diner is well-equipped and flows seamlessly into the utility area, making daily chores a breeze.

The property boasts four spacious bedrooms, with the master bedroom featuring an en suite shower room for added convenience. A well-appointed family bathroom serves the other three bedrooms, ensuring ample facilities for everyone. Additionally, a handy ground floor WC enhances the practicality of this lovely home.

This property is not just a house; it is a great family home, offering both space and functionality in a peaceful setting. With its beautiful garden and versatile living spaces, it is perfect for those seeking a serene lifestyle while still being close to local amenities. Don't miss the opportunity to make this wonderful property your own.



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 C

- Four Bedroom Detached Family Home
- Kitchen Diner With Separate Utility Room
- Driveway Providing Off Road Parking
- Tenure - Leasehold
- Open Plan Living And Dining Room
- Main Bedroom With En Suite
- EPC Rating - C
- Versatile Second Reception Room
- Stunning Rear Garden
- Council Tax Band - C

Ground Floor

Entrance
Composite frosted door to hall.

Hall
9'2 x 7'2 (2.79m x 2.18m)

Central heating radiator, smoke alarm, doors to WC, reception room one and reception room two, stairs to first floor.

WC
5'6 x 2'10 (1.68m x 0.86m)

UPVC frosted window, central heating radiator, two piece suite comprising of a dual flush WC and a pedestal wash basin with traditional taps, tiled elevations.

Reception Room One
14'6 x 12'6 (4.42m x 3.81m)

UPVC double glazed bay window, central heating radiator, electric wall mounted fire, coving, open to dining room.

Reception Room Two/ Bedroom Four
16'10 x 7'8 (5.13m x 2.34m)

UPVC double glazed box window, wood effect laminate flooring, underfloor heating.

Dining Room
11'3 x 8'1 (3.43m x 2.46m)

Central heating radiator, coving, door to kitchen diner, UPVC double glazed French doors to rear,

Kitchen Diner
16'2 x 11'3 (4.93m x 3.43m)

UPVC double glazed window, central heating radiator, panelled wall and base units, granite effect surfaces, stainless steel sink and drainer with mixer tap, four ring gas burner hob, oven, extractor hood, space for fridge freezer, tiled splashbacks, tiled flooring, door to utility, UPVC double glazed French doors to rear.

Utility Room
7'7 x 5'3 (2.31m x 1.60m)

Loft access, plumbing for washing machine, tiled flooring, UPVC frosted door to rear.

First Floor

Landing
11'5 x 6'2 (3.48m x 1.88m)

Smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One
12 x 9 (3.66m x 2.74m)

UPVC double glazed window, central heating radiator, ceiling fan, storage, door to en suite.

En Suite
6'9 x 4'6 (2.06m x 1.37m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, a vanity top wash basin with mixer tap and an enclosed direct feed shower, extractor fan, partial tiled elevations, lino flooring.

Bedroom Two
9'5 x 9 (2.87m x 2.74m)

UPVC double glazed window, central heating radiator, storage.

Bedroom Three
9'2 x 6'10 (2.79m x 2.08m)

UPVC double glazed window, central heating radiator, storage.

Bathroom
7'4 x 6'2 (2.24m x 1.88m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a panelled bath with mixer tap and direct feed rainfall shower and rinse head, partial tiled elevations, lino flooring.

External

Front
Driveway, block paving, mature shrubbery.

Rear
Enclosed, stone flagged area, stone chippings, bedding areas, mature shrubbery.

Store Room
8'9 x 5'5 (2.67m x 1.65m)

Accessed from the side elevation










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