



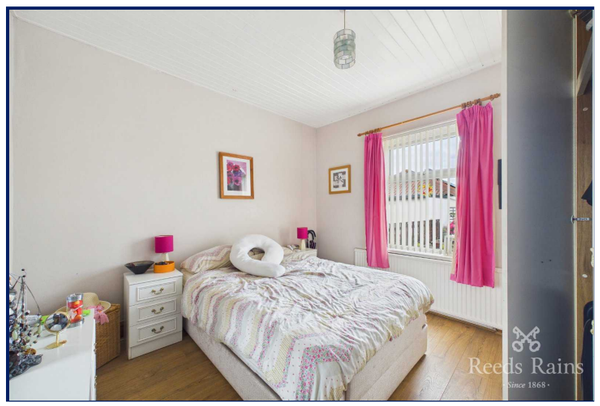












Reedley Road, Burnley,
Lancashire, BB10

Asking Price: £220,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

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Council Tax Band:
EPC Rating: TBC

This well-presented three-bedroom semi-detached bungalow is arranged over two floors and is situated in the highly sought-after Reedley area. Offering spacious and versatile accommodation, the ground floor comprises two generous reception rooms, a fully fitted kitchen, a double bedroom, and a modern shower room. To the first floor are two further well-proportioned bedrooms, complemented by a convenient Jack and Jill washroom. Externally, the property benefits from attractive gardens to the...

Ground floor

Hallway
Gas central heating radiator, laminate flooring.

Lounge
12'10" x 12'8" (3.9m x 3.86m)
Upvc double glazed windows to dual aspects, gas central heating radiator, surround housing coal effect gas fire, coving to ceiling,

Dining Room
11'2" x 11'5" (3.4m x 3.48m)
Upvc double glazed window to the front aspect, gas central heating radiator, laminate flooring, coving to ceiling, stairs leading to first floor.

Kitchen
11'7" x 9'6" (3.53m x 2.9m)
Fully fitted with a range of wall and base units with contrasting work surfaces, integrated electric oven and gas hob, space for washing machine, dishwasher and fridge freezer, Upvc double glazed windows to dual aspects, Upvc door leading out on to rear garden, gas central heating radiator.

Bedroom One
11'1" x 9'5" (3.38m x 2.87m)
Upvc double glazed window, gas central heating radiator, fitted wardrobes. Laminate flooring.

Shower Room
Walk in shower cubicle, vanity unit housing wash hand basin, WC, chrome heated towel rail, tiled elevations, Upvc double glazed window.

First floor

Bedroom Two
15'7" x 9'11" (4.75m x 3.02m)
Upvc double glazed window, gas central heating radiator, Velux type window to ceiling, Tv point, storage into eaves, access into wash room./WC

Bedroom Three
8'4" x 6'7" (2.54m x 2m)
Upvc double glazed window, gas central heating radiator, storage into eaves, access to washroom/ WC

Cloakroom/wc
Vanity unit housing wash hand basin, WC, gas central heating radiator, Upvc double glazed window, laminate flooring.

External
To the front of the property is a blocked paved driveway leading to single garage with power and lighting and decorative gravelled garden with mature shrubs, At the rear is a good sized garden with blocked paved seating area and gravelled lawns and flower beds. Solar panels to the roof which generates income.

Garage
Power and lighting

Tenure Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk