



547 Brunshaw Road, Burnley, Lancashire. BB10 4HP

- The perfect family home
- Substantially enlarged from the original with a single storey extension to the rear
- Immaculately presented throughout
- One welcoming reception room
- Eye catching modern kitchen with ample dining space
- Downstairs W/C
- 'Sun Room' with patio doors leading out into the garden
- Three first floor bedrooms
- Modern three-piece bathroom suite with shower
- 'Indian stone' paved rear garden that is unoverlooked
- Ample off road parking to the front
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - TBC
- Council Tax Band C
- Early viewing is a must!



PROPERTY DESCRIPTION

!! The perfect 'south facing' family home !! This immaculately presented, and significantly extended three bedroom semi detached home occupies a popular position in Pike Hill, and is sure to catch the eye of anyone looking for their family home. The accommodation has been considerably enlarged from the original and now boasts: porch & entrance hallway, one welcoming reception room, an eye catching modern kitchen having ample dining space, spacious south facing 'sun room' with picture window and patio doors opening out into the stunning sun trap garden, three first floor bedrooms and a modern three-piece bathroom suite with separate shower. The immaculate rear garden boasts 'Indian' stone paving and has mature planted beds and a large storage shed, all whilst being completely unoverlooked. Ample off road parking can be found to the front in the form of a stone chipped driveway. Warmed by gas central heating and being UPVC double glazed throughout. EPC - TBC. Council Tax Band - C. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Eye catching kitchen

'Sun Room' Reception Room

Downstairs W/C

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Garden

Further Information

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is circa £1.05.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

The property is located in an area considered low risk for surface water flooding.

Council tax band C



