



42 Red Spar Road, Burnley Lancashire  
BB10 2EE



## PROPERTY DESCRIPTION

A spacious & modern throughout 4 bedroom detached situated on the brink of the ever popular Harle Syke, Burnley with driveway/garage front & garden to the rear. With an alarmed entrance hallway with French doors, living room, dining room with serving hatch to the kitchen & French doors leading the conservatory, contemporary fully fitted kitchen with integrated oven/hob & free standing dishwasher & downstairs W.C. To the first floor, 3 double bedrooms, 1 single bedroom & family bathroom with shower over bath. Early viewing is considered a must!

## FEATURES

- Modern throughout 4 bedroom detached property
- Situated on the brink of Harle Syke, Burnley
- Driveway to the front with garage & enclosed garden to the rear
- 3 double bedrooms & 1 single bedroom
- Living room, dining room & conservatory
- Fully fitted kitchen with integrated oven/hob & free standing dishwasher
- EER - D
- Council Tax - Band D





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hallway

The property is alarmed and benefits from UPVC French doors leading to the hallway.

#### Living Room

The room benefits from X3 UPVC brown window units & fireplace/surround & X1 radiator.

#### Dining Room

The room benefits from a serving food hatch to the kitchen, UPVC French doors leading to the conservatory to the rear of the property and X1 radiator.

#### Kitchen

The room benefits from fully fitted modern wall/base units & under cupboard lighting, integrated oven & hob, free standing dishwasher, X1 UPVC back door & window unit.

#### Conservatory

The room benefits from UPVC brown window units & patio doors.

#### Downstairs W.C

The room benefits from a downstairs W.C and sink under the stairs.

### FIRST FLOOR

#### Master Bedroom

The room benefits from X1 UPVC window unit & radiator.

#### Second Bedroom

The room benefits from X1 UPVC window unit & radiator.

#### Third Bedroom

The room benefits from X1 UPVC window unit & radiator.

#### Fourth Bedroom

The room benefits from X1 UPVC window unit & radiator.

#### Bathroom

The room benefits from a white 3 piece bathroom suite with shower over bath, X1 UPVC window unit & X1 towel radiator.

### EXTERNAL

#### Garden

Externally, the property benefits from a driveway front & rear garden/patio area

