



81 Mary Towneley Fold, Burnley, Lancashire. BB10 4LU

- The perfect family home
- Occupying an idyllic cul-de-sac position
- Former four bedroom end of mews property - converted to a three bedroom
- Beautifully presented accommodation on offer
- One welcoming reception room
- Eye catching dining kitchen
- Downstairs W/C
- Three first floor bedrooms
- Modern three piece shower room
- Low maintenance rear garden
- Warmed by gas central heating
- Tandem driveway to the front
- Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band B
- Early viewing is a must!



PROPERTY DESCRIPTION

!! The perfect family home !! Occupying an idyllic cul-de-sac position, this former four bedroom end of mews property is sure to catch the eye of any growing family. The beautifully presented accommodation is found just a short walk from Towneley Park and comprises of: one welcoming reception room, an eye catching modern dining kitchen, three first floor bedrooms - the main bedroom being a spacious double, and a modern three piece shower room. There is a private rear garden that is paved for ease of maintenance and a tandem driveway to the front providing ample off road parking. The property is warmed by gas central heating - ran from a modern system boiler, and is Upvc double glazed throughout. EPC - TBC. Council Tax - Band B. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Downstairs W/C

2' 11" x 6' 9" (0.89m x 2.06m)

Sitting Room

14' 9" x 18' 6" (4.50m x 5.64m)

Dining Kitchen

14' 10" x 11' 0" (4.52m x 3.35m)

First Floor

Bedroom One

13' 7" x 15' 0" (4.14m x 4.57m)

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m)

Bedroom Three

7' 5" x 6' 10" (2.26m x 2.08m)

Shower Room

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 £97 per year with a £10 discount if you pay it within a certain time. The property is located in an area considered low risk for surface water flooding, and the long term risk is assessed as the same.

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

EPC - TBC

Council Tax - Band B



