

£349,995 Freehold



4 Ridge Court, Burnley, Lancashire BB10
3LN



PROPERTY DESCRIPTION

Occupying a quiet, back water position just off the semi rural Ridge Avenue, this prestigious family home is offered for sale with vacant possession, and is sure to catch the eye of any growing family.

The property offers spacious living accommodation spread across two storeys, and comprising of: a grand, welcoming entrance hallway, generous 'front to back' living room, separate dining room, eye catching breakfast kitchen having a range of integrated appliances and having a separate utility room, downstairs W/C, four first floor bedrooms - three of which being comfortable doubles, and the main bedroom benefitting from a three piece en-suite shower room, as well as a three piece family bathroom suite. To the front is a driveway providing ample off road parking and leading to the integral double garage. There are beautifully maintained gardens to the front and rear.

The property is warmed by gas central heating and is double glazed throughout.

EPC - TBC. Council Tax - E. Early viewing is considered a must!

FEATURES

- Occupying a quiet cul-de-sac position
- Spacious living accommodation on offer
- Four first floor bedrooms - three being comfortable doubles





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

leading through to:

Entrance Hallway

Sitting Room

4.2m x 7.25m (13' 9" x 23' 9")

Dining Room

3.26m x 3.17m (10' 8" x 10' 5")

Modern Fitted Breakfast Kitchen

3.6m x 5.04m (11' 10" x 16' 6")

Separate Utility Room

3.6m x 2.09m (11' 10" x 6' 10")

First Floor

Bedroom One

4.2m x 4.8m (13' 9" x 15' 9")

En-Suite Shower Room

Bedroom Two

3.25m x 3.97m (10' 8" x 13' 0")

Bedroom Three

3.25m x 3.17m (10' 8" x 10' 5")

Bedroom Four

4.2m x 2.33m (13' 9" x 7' 8")

Family Bathroom

Outside

Gardens

Further Information

Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding, with the long term risk assessed as the same.

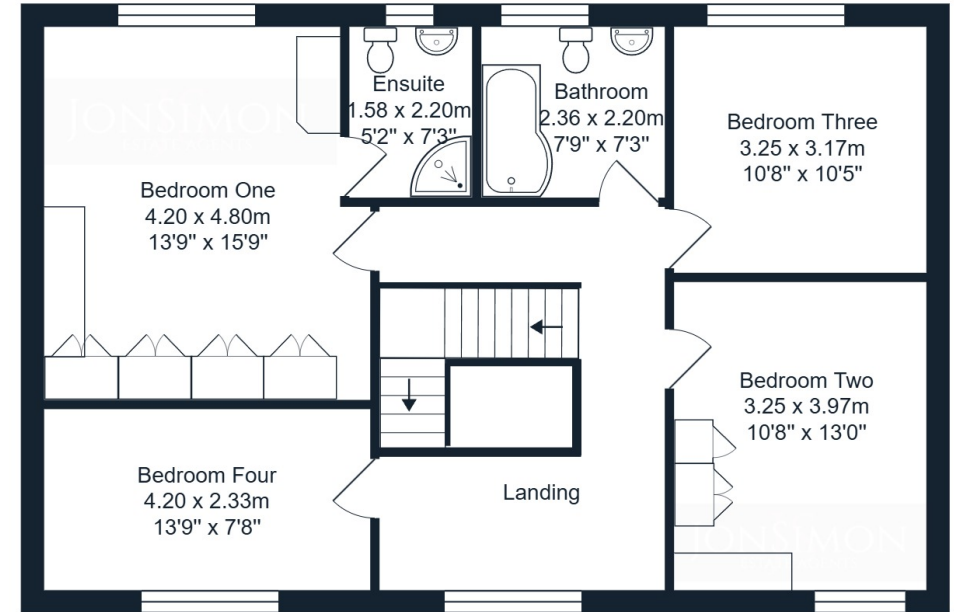
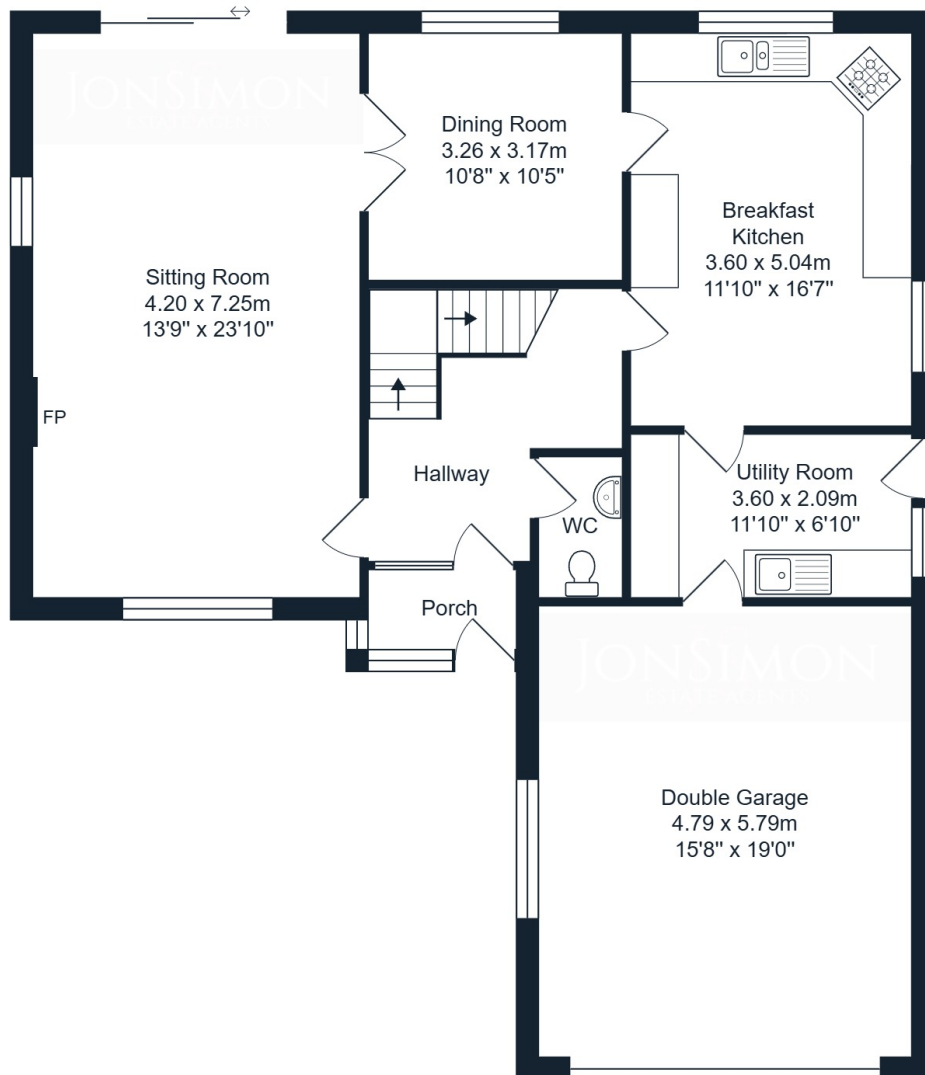
Mobile and broadband services are offered by a number of companies, and ultrafast is available.

EPC - TBC.

Council Tax - Band E.



FLOORPLAN



JONSIMON
ESTATE AGENTS

4, Ridge Court, Burnley, BB10 3LN

Total Area: 194.0 m² ... 2088 ft²

All measurements are approximate and for display purposes only.