



18 Fell View, Burnley, Lancashire BB10
2SF



PROPERTY DESCRIPTION

We are delighted to offer for sale this immaculately presented semi detached home located on a quiet cul-de-sac, and offering approx. 1400sqft of living accommodation spread across two storeys. The property has been impressively modernised and comprises of: one welcoming sitting room, an eye catching open plan dining kitchen that leads through into the conservatory, separate utility room, 4 spacious double bedrooms - two being on the ground floor, and one benefitting from a modern three piece en-suite shower room, as well as a three piece family bathroom suite to the first floor. The gardens are beautifully maintained and there is an open aspect to the rear affording long distance views onto the surrounding countryside. Off road parking in the form of a driveway. EPC - C. Council Tax - Band C. Early viewing is considered a must!

FEATURES

- Immaculately presented throughout
- Impressively refurbished by the current owners
- Offering generous accommodation measuring approx. 1400sqft
- One welcoming reception room
- Eye catching modern, open plan kitchen with separate utility room
- Four double bedrooms - two being located on the ground floor
- One of the bedrooms benefits from a three piece en-suite shower room
- Family bathroom to the first floor
- Well maintained gardens to the front and rear
- Off road parking in the form of a driveway
- Warmed by gas central heating and being Upvc double glazed throughout
- Council Tax - Band C
- EPC - C
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.19m x 3.68m (13' 9" x 12' 1")

Kitchen

3m x 4.95m (9' 10" x 16' 3")

Conservatory

3.4m x 2.67m (11' 2" x 8' 9")

Separate Utility Room

3.14m x 1.77m (10' 4" x 5' 10")

Bedroom One

4.33m x 3.68m (14' 2" x 12' 1")

En-Suite Shower Room

Bedroom Two

3.65m x 3.12m (12' 0" x 10' 3")

First Floor

Bedroom Three

4.97m x 3.11m (16' 4" x 10' 2")

Bedroom Four

4.97m x 3m (16' 4" x 9' 10")

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

The home is located in an area considered to be 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 - C

Council Tax - Band D.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Total area: approx. 133.2 sq. metres (1433.8 sq. feet)