



6 Martin Fields, Burnley, Lancashire
BB10 2RE



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain - vacant possession !! This beautifully presented true bungalow has undergone an impressive scheme of repair by the current owner, and is sure to catch the eye of anyone looking for a property in the heart of popular Reedley. The generous accommodation comprises of: one welcoming reception room, an eye opening open plan dining kitchen, conservatories to the side and rear, three well proportioned bedrooms and a brand new shower room with separate W/C. The property is warmed by gas central heating, and is double glazed throughout. The property boasts substantial gardens to the rear, and has ample off road parking to the front leading to an integral garage. EPC - D. Council Tax - Band D. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Located in the heart of popular Reedley
- Beautifully presented accommodation on offer
- Having just undergone a complete scheme of refurbishment
- One welcoming reception room
- Conservatories to the side and rear
- Eye catching open plan dining kitchen
- Three well proportioned bedrooms
- Brand new shower room with separate W/C
- Large, private garden to the rear
- Off road parking to the front, leading to the garage
- The property is warmed by gas central heating, and is Upvc double glazed throughout
- EPC - D
- Council Tax - Band D
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

4.7m x 4.6m (15' 5" x 15' 1")

Dining Kitchen

5.84m x 2.92m (19' 2" x 9' 7")

Conservatory

3.53m x 2.39m (11' 7" x 7' 10")

Bedroom One

3.86m x 2.74m (12' 8" x 9' 0")

Bedroom Two

3.63m x 2.64m (11' 11" x 8' 8")

Bedroom Three

2.82m x 2.39m (9' 3" x 7' 10")

Shower Room

1.88m x 1.57m (6' 2" x 5' 2")

Outside

Outside

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 £5.

The property 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 - D

Council Tax - Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	59	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	