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**For  
Sale**



19 Apex Close  
Burnley BB11 5NG

**£199,950**



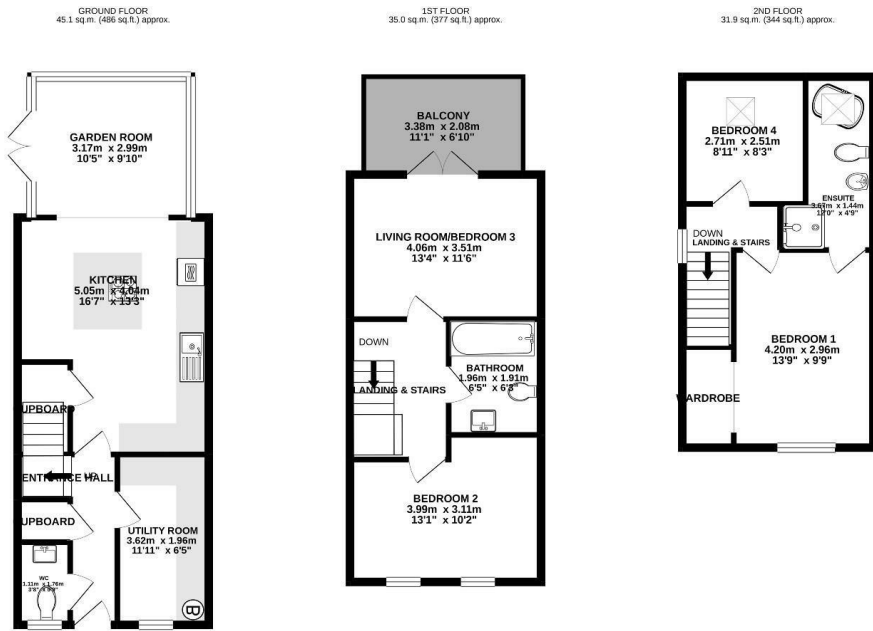
### Key Features:

- 4 Bedroom Semi Townhouse
- Stunning Living Kitchen
- Conservatory Extension
- Balcony
- Fabulous Views
- Ensuite With Roll Top Bath
- Stylish Family Bathroom
- Utility Room
- Low Maintenance Gardens
- Private Driveway

**Tenure:**  
**EPC Rating:**  
**Council Tax Band:**



# 3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 112.1 sq.m. (1206 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Main Description:

Occupying a pleasant cul-de-sac setting abutting open fields to the rear together with long distance views, this three/four bedroom semi detached townhouse provides an ideal purchase for the growing family.

The accommodation is flexible and spacious in size which comprises on the ground floor, central entrance hallway, to the left hand side of the hallway is a modern utility room in gloss white. Additionally there is a two piece cloakroom and useful store and return staircase ascending to the first floor. The original lounge has been moved to the first floor and replaced by a stunning living kitchen housing a contemporary fully fitted kitchen with a wealth of integrated appliances complete with solid wood working surfaces an open plan arrangement leads to the conservatory.

On the first floor is the family lounge with french doors leading to a seating balcony to take full advantage of the breathtaking views. There is a double bedroom to the front and a stylish centrally positioned three piece bathroom.

On the second floor is the master bedroom which boasts a luxurious four piece en-suite bathroom comprising low level wc, pedestal hand wash basin, roll top bath and enclosed shower cubicle. Fully tiled walls provide a luxurious finish. Finally there is a fourth single bedroom ideal for a nursery or alternatively could be used as a dressing room if required.

Externally, there is a low maintenance garden area to the front. To the rear is an enclosed secure garden comprising an artificial lawn and decking area. To the side of the property is a driveway providing off road parking.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property