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For
Sale



73 Glen View Road
Burnley BB11 2QW

£210,000



Key Features:

- Extended Mature Semi-Detached
- Three Bedrooms
- Two Receptions Rooms
- Modern Family Bathroom
- Extended Garage
- Popular Residential Area
- Extended Dining Kitchen
- Stunning Fitted Kitchen
- Abutting Open Fields
- Internal Viewing Essential

Tenure: Leasehold

EPC Rating: D

Council Tax Band:

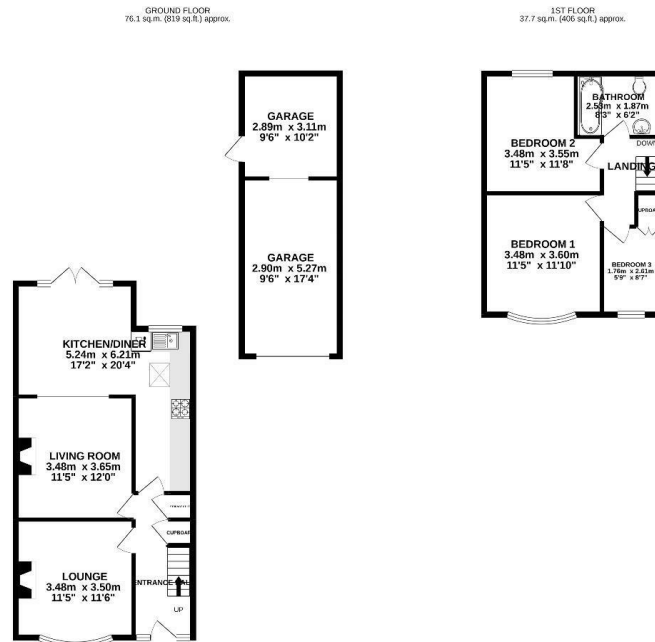


26 Manchester Road, Burnley, Lancashire, BB11 1HH
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3 BEDROOM House - Semi-Detached



TOTAL FLOOR AREA: 113.8 sq.m. (1224 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, and room sizes are approximate and not intended to be used for any legal, construction or financial purposes. The purchaser is advised to verify the accuracy of any measurements on site. Measurements are given to the nearest millimetre.

Main Description:

NO CHAIN!

The property comprises an extended mature three bedroomed semi detached home located in one of Burnley's most desirable and sought after residential areas occupying a tree lined position abutting open fields to the rear.

The extended accommodation is arranged over two floors and comprises briefly on the ground floor of an entrance hallway with a straight flight staircase ascending to the first floor useful understairs storage and a utility cupboard which houses the washing machine and dryer.

The family lounge is positioned to the front of the property with a feature bay window which infuses the room with an abundance of natural light. To the rear of the property is the second reception room which has been extended to create a substantial open plan kitchen, dining and living space perfect for today's modern family centric requirements. The kitchen itself is stylish in design and houses a range of integrated appliances complete with luxurious 'Corian' working surfaces.

On the first floor are three bedrooms consisting of two doubles and a third single bedroom. The family bathroom houses a modern three piece suite consisting of a low level w.c, pedestal hand wash basin and curved panelled shower bath with a thermostatic shower over, glazed screen and fully tiled walls provide a practical finish.

Externally to the front the garden is predominantly laid to lawn with a natural stone boundary wall to the side is a private tandem driveway providing ample off road parking for several vehicles leading to an extended detached garage with a workshop/storage area positioned to the rear perfect for families with hobbies or the love of the outdoors.

The south-facing garden to the rear consists of an Indian stone patio with steps accessing a lower level garden which is predominantly laid to lawn which abuts open grazing land to the rear.



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