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80 Mary Towneley Fold
Burnley
BB10 4LU



For Sale

Offers Over £130,000

- Mews House
- Two Bedrooms
- Spacious Living Accommodation
- Stylishly Decorated
- Utility Room

- Large Garden
- Quiet Cul-De-Sac
- Close To Local Amenities
- Modern Bathroom
- Gas Central Heating



Favourably positioned this stylishly presented and well cared for two bedroomed mews house is situated in a quiet cul-de-sac on the fringe of Towneley Park which extends to 180 hectares of beautifully landscaped parkland surrounding the iconic Towneley Hall. Numerous local amenities are within comfortable walking distance including both primary and secondary schools.

Deceivingly spacious, the property briefly comprises an entrance lobby with a useful storage cupboard and utility room. The kitchen overlooks the rear garden and houses matching wall, base and drawer units with a complimentary marble effect work surface, composite sink, integrated electric oven, hob with overhead extractor fan and space for a washing machine and freestanding fridge/freezer.

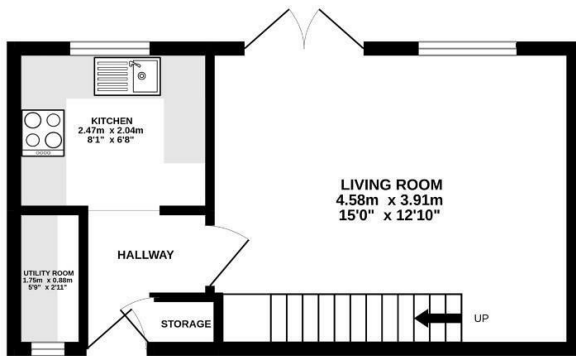
A spacious living room boasts patio doors leading to the rear garden, a modern fireplace and open plan staircase accessing the first floor.

To the first floor is a central landing leading to two well proportioned double bedrooms, one benefitting from an over stair storage cupboard and a contemporary bathroom housing a white three piece suite comprising a low level WC with hidden cistern, wash basin with vanity unit and panelled bath with overhead shower.

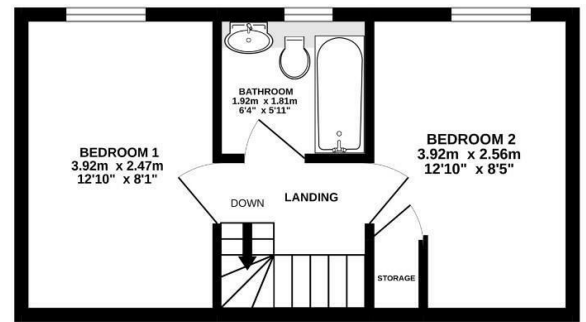
The property benefits from the modern day comforts of gas central and UPVC double glazing.

Externally there is a large, securely enclosed garden to the rear with lawn and paved patio area.

GROUND FLOOR
26.7 sq.m. (287 sq.ft.) approx.



1ST FLOOR
26.3 sq.m. (283 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (571 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by 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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