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30 Arundel Close  
Burnley  
BB12 0NG



## For Sale

- Tac Band - B
- Freehold
- Semi Detached
- Single Garage
- Driveway

Price £165,000

- Three Bedrooms
- Kitchen/Diner
- Patio Doors To The Garden
- Downstairs WC
- Close To Local Schools



Lovely, semi-detached house on a quiet cul-de-sac located close to transport links, schools, bus stops and a short walk into Burnley Town Centre. Perfect for a growing family or a first-time buyer.

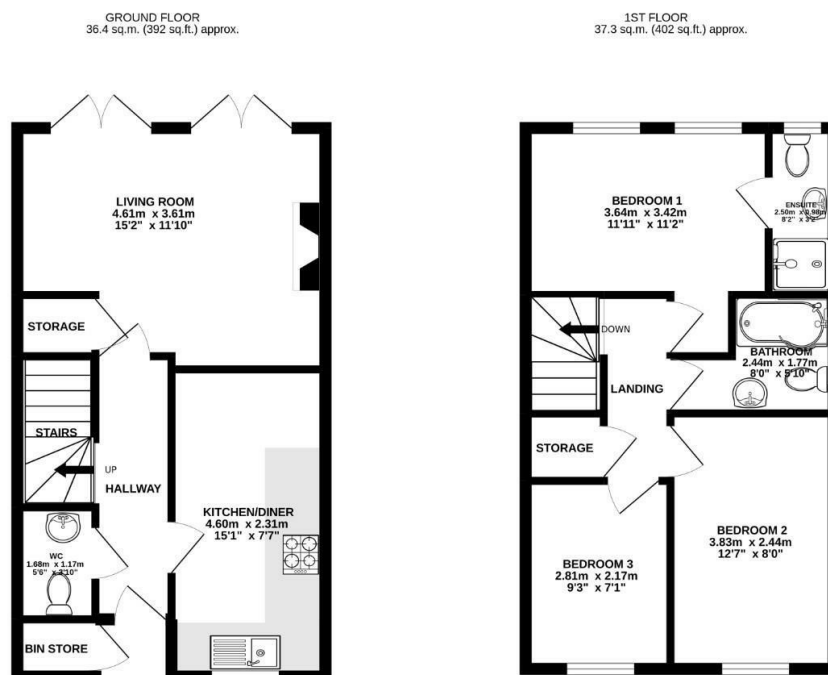
Entering the property you're welcomed into the spacious hallway providing access to the downstairs WC & hand wash basin and to the right is the kitchen diner fitted with matching wall, base and a drawer units with an electric oven, gas hob and plumbing for a washing machine. There is plenty of space for a dining table and chairs perfect for entertaining guests.

The living room is a big open space with two, patio doors which open up into the garden where there is a laid-too lawn space and a patio area. There is also a useful under stairs storage space.

On the first floor there is two generous sized single bedrooms, one of which has fitted wardrobes. The main bedroom is a good sized double room with an en-suite comprising low-level WC, pedestal hand wash basin and a quadrant shower.

The family bathroom is a three-piece suite comprising low-level WC, pedestal hand wash basin and a P-shaped bath-tub with an overhead shower.

Externally there is a driveway, single garage and a rear garden.



TOTAL FLOOR AREA: 73.7 sq.m. (794 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, 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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