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4 Mary Towneley Fold
Burnley
BB10 4LZ



For Sale

£225,000

- Detached
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Off-Road Parking

- Popular Residential Location
- Large Garden
- Close To Local Amenities
- Tax Band - C
- EPC - E



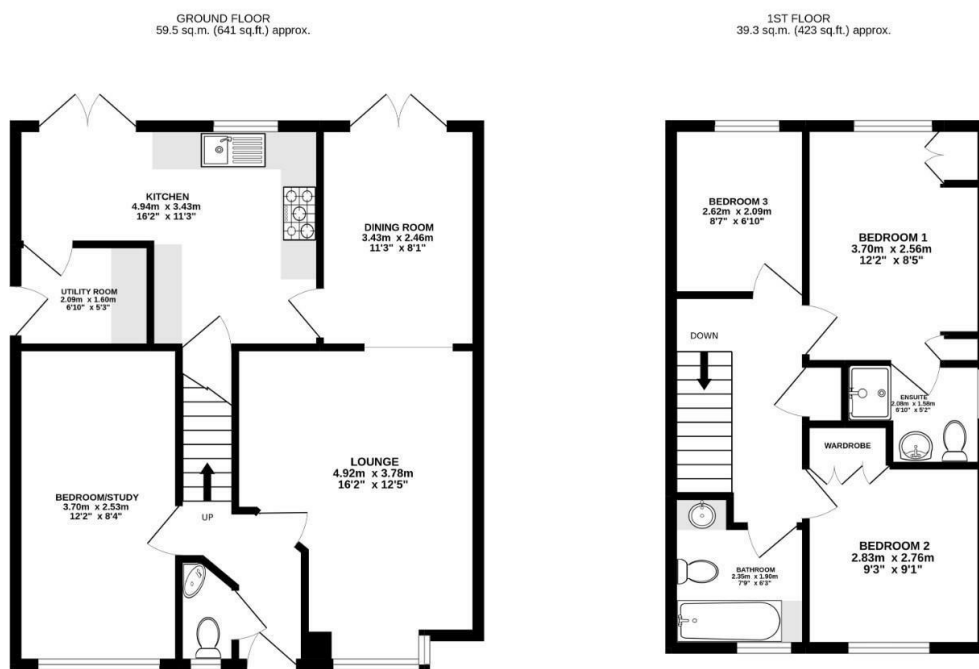
Favourably positioned this well presented and cared for four bedroomed, detached home occupies a quiet location, ideally situated on the fringe of Towneley Park which extends to 180 hectares of beautifully landscaped parkland surrounding the iconic Towneley Hall. Numerous local amenities are within comfortable walking distance including both primary and secondary schools which presents the property as an ideal purchase for growing families.

As you enter the property through the composite front door, you are greeted with an entrance hallway benefitting from a useful two-piece cloakroom and staircase ascending to the first floor. To the left, the garage has been converted to create an extra bedroom/lounge and to the right sits a generous living room boasting a bay window letting in an abundance of natural light and a fireplace with gas fire providing an attractive focal point within the room. An archway provides access to the dining room, providing a semi-open plan layout with the living room, ideal for family life, and patio doors out onto the rear garden.

Adjoining is a large kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink and range style cooker with five ring, gas hob and overhead extractor fan. A useful utility room also adjoins the kitchen.

To the first floor a landing leads to two well-proportioned double bedrooms, both with fitted wardrobes, and a generous single bedroom. The master bedroom boasts a three-piece, en-suite shower room and the family bathroom houses a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and a panelled bath with overhead shower.

Externally to the front, there is a double driveway and lawn area with established plant bedding and borders. To the rear is a generous garden laid mainly to lawn with a patio area, large wooden shed and a 'man cave' with wood burning stove.



TOTAL FLOOR AREA: 98.8 sq.m. (1063 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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