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3 Brookford Close
Burnley
BB12 0XH



For Sale

Price £310,000

- Beautiful Detached House
- Large Corner Plot
- Driveway
- Detached Garage
- Stunning Fitted Kitchen

- Downstairs WC
- Four Bedrooms
- Highly Sought After Location
- Freehold
- Conservatory



Stunning, well maintained four-bed detached house situated in a highly sought after location. Close to local schools, parks and lovely walks down to Crow Wood Leisure Centre.

As you enter into the front door you have a downstairs WC that has been tiled floor to ceiling, handsensor lighting mirror & a Keuco vanity hand wash basin. Adjacent to the downstairs WC is the dining room with a bay window overlooking the well-kept front garden. The living room is a grand size and benefits from a gas fire providing the perfect focal point. The conservatory is 7 years old with Kardean flooring and fitted with patio doors leading to the lovely garden to the where a resin path wraps around the property and leads to the driveway & detached garage.

The kitchen is fitted with matching wall, base and drawer units in a high gloss cream units, Kardean flooring, granite worktops with a range of appliances such as an electric double oven, gas hob, space for a washing machine & dryer.

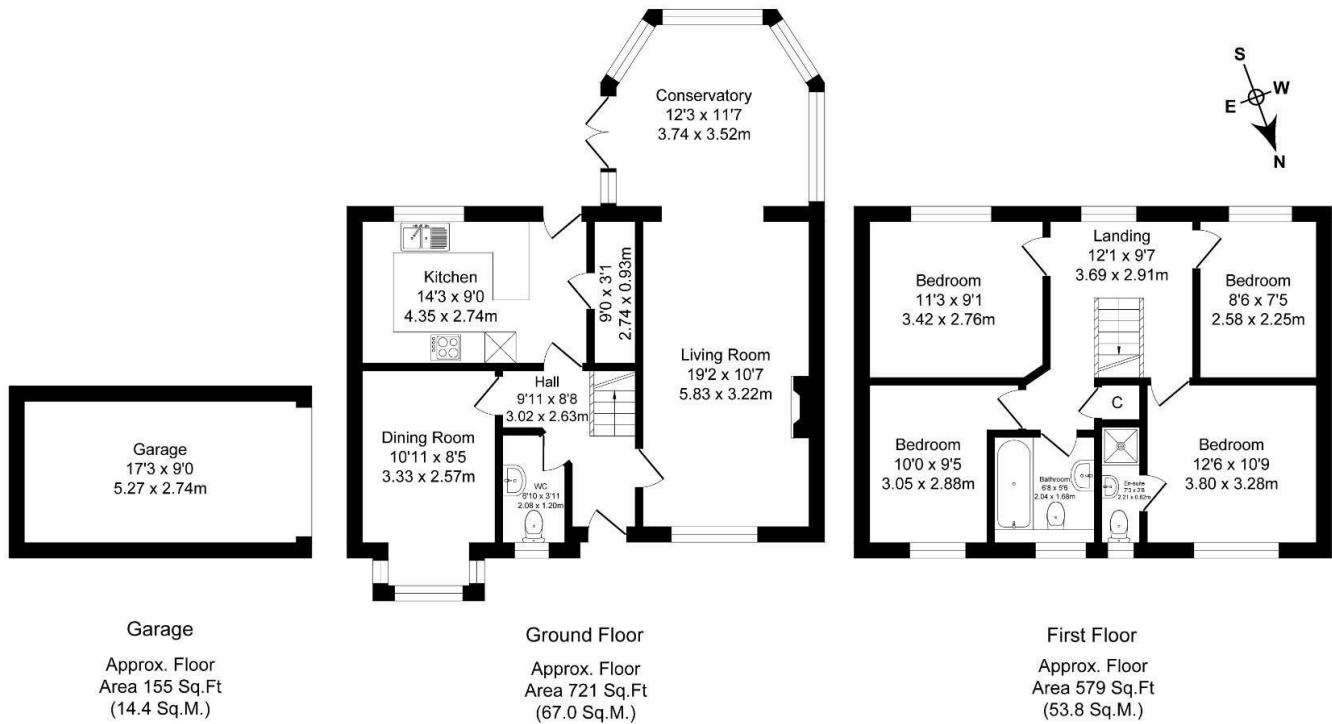
The first floor provides plenty of space with three double bedrooms and a generous sized single. The main bedroom benefits from an en-suite comprising low-level WC, hand wash basin and a quadrant shower and granite window sills. The family bathroom has been tiled floor to ceiling, hand sensor lighting mirrors and is a three-piece suite comprising low-level WC, hand wash basin, granite tops, and a paneled bath.

The garden has been maintained to a very high standard with a hedge wrapping around the front & side of the property providing a private space, with fencing to the rear with a secure gate to allow access from the driveway. The garden has a mixture of resin pathway, stoned sitting area and a laid-to lawn garden.

The property has been well looked after by the current owners for over 20+ years with kitchens & bathrooms been updated recently. Viewing is a must to appreciate the high standard and quality of this property.

3 Brookford Close Total Approx. Floor Area 1455 Sq.ft. (135.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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