



41 Pasturegate, Burnley, Lancashire. BB11 4DE

- Occupying a quiet cul-de-sac position
- Idyllic cul-de-sac position
- The perfect family home
- Walking distance to a popular primary school
- Affording long distance views to the rear onto Pendle
- Two separate reception rooms
- Eye catching modern kitchen
- En-suite double bedroom to the ground floor
- Two further double bedrooms to the first floor (both having a range of fitted furniture)
- Three piece family bathroom suite
- Paved driveway providing ample off road parking and leading to the integral garage
- Immaculate rear garden with mature planting and patio
- Warmed by gas central heating and being Upvc double glazed throughout
- Council Tax - Band E
- Early viewing is considered a must!
- EPC - D



PROPERTY DESCRIPTION

Occupying a quiet cul-de-sac location, this idyllic three bedroom detached home is sure to catch the eye of any growing family and affords long distance views onto Pendle to the rear. The beautifully presented accommodation comprises of: two separate reception rooms, an eye catching modern kitchen, one en-suite double bedroom on the ground floor, with two further double bedrooms (both having fitted furniture) to the first floor and a three piece family bathroom suite. To the front is a paved driveway providing ample off road parking, and leading to the integral double garage, whilst to the rear is an immaculately presented rear garden. The property is warmed by gas central heating, and is Upvc double glazed throughout. EPC - TBC. Council Tax - Band E. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Dining Room

Modern Fitted Kitchen

Bedroom Three

En suite

First Floor

Bedroom One

Bedroom Two

Family Bathroom

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

The yearly chance of flooding is assessed as very low, with the long term risk of flooding is assessed as the same, very low.

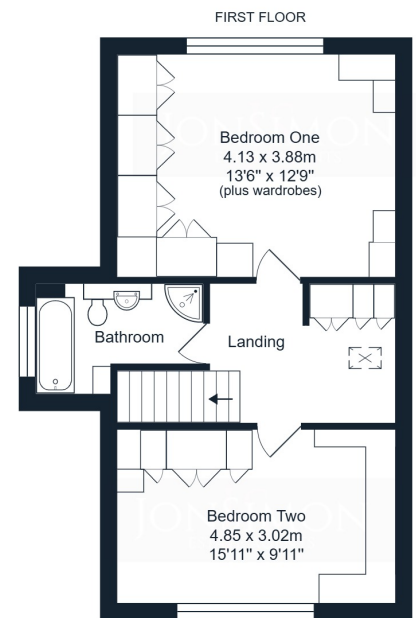
Mobile and broadband coverage is offered by a number of providers and ultrafast is available.

EPC - D

Council Tax - Band E



FLOORPLAN & EPC

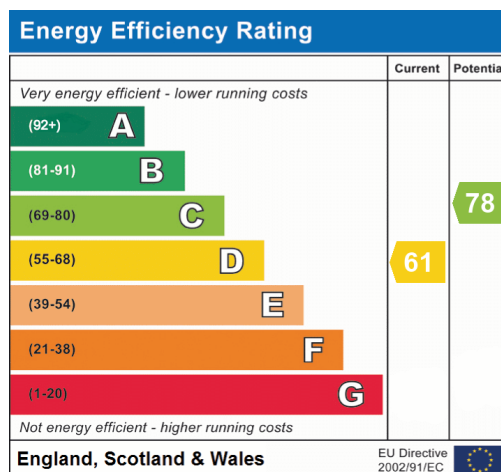


JON SIMON
ESTATE AGENTS

41 Pasturegate, Burnley

Total Area: 126.7 m² ... 1363 ft² (excluding integral garage)

All measurements are approximate and for display purposes only.



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