



32 Applecross Drive, Burnley, Lancashire. BB10 4JP

- The perfect family home
- Occupying a popular elevated position
- Found within close proximity to local schools
- Sure to catch the eye of any growing family
- Three separate reception rooms
- Conservatory
- Modern fitted kitchen with separate utility room
- Four first floor bedrooms - the main bedroom benefitting for a three piece en-suite shower room
- Generous rear garden with decked seating area
- Double driveway leading to a detached double garage
- EPC - D



PROPERTY DESCRIPTION

!! The perfect home !! Occupying an elevated position on the ever popular Applecross Drive this four bedroom detached home is found within close proximity to local schools, and is sure to catch the eye of any growing family. The sizeable living accommodation comprises of: three separate reception rooms, conservatory, modern fitted kitchen with separate utility room, downstairs W/C, four well proportioned bedrooms - the main bedroom benefitting from a modern three piece en-suite shower room, and an eye catching four piece family bathroom suite. The property benefits from a generous rear garden with decked seating area and patio immediately adjoining the rear of the property, whilst to the side is a double driveway leading to a large detached, double garage. Early viewing is a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with a composite front door, and access to all ground floor rooms and staircase leading to the first floor.

Sitting Room

4.49m x 4.59m (14' 9" x 15' 1") a welcoming reception room with a UPVC double glazed pull and slide doors to rear, feature living flame gas fire with marble hearth and surround, television point, opening through to dining room.

Dining Room

4.23m x 2.64m (13' 11" x 8' 8") ample dining space, radiator and opening through to:

Conservatory

3.35m x 3.60m (11' 0" x 11' 10") a large Upvc double glazed conservatory with tiled flooring and doors leading out into the rear garden.

Modern Fitted Kitchen

3.2m x 3.49m (10' 6" x 11' 5") a comprehensive range of modern fitted wall and base units that boast a complimentary rolled edge working surface that incorporates a one and a half bowl sink and drainer. Matching splash back, a range of integrated appliances including a microwave, oven, four ring induction hob and cooker hood over as well as a fridge and freezer.

Utility Room

2.16m x 1.46m (7' 1" x 4' 9") situated off the kitchen, and having fitted wall and base units with plumbing for appliances.

Downstairs W/C

a modern, fully fitted two piece suite comprising of a low level W/C, and a wash basin.

Study

2.06m x 1.99m (6' 9" x 6' 6") currently used as a home office and having a double glazed bay window to the front and a radiator.

First Floor

Bedroom One

3.71m x 3.87m (12' 2" x 12' 8") a large main bedroom with a double glazed window, central heating radiator, and having a range of furniture including fitted wardrobes and bedside tables.

En-Suite

a modern three piece suite comprising of a low level W/C, pedestal wash basin and a shower cubicle. Tiled to compliment and a double glazed window to the front.

Bedroom Two

3.52m x 3.2m (11' 7" x 10' 6") a second double bedroom and having a range of fitted furniture including wardrobes and bedside tables, double glazed window to the front and a radiator.

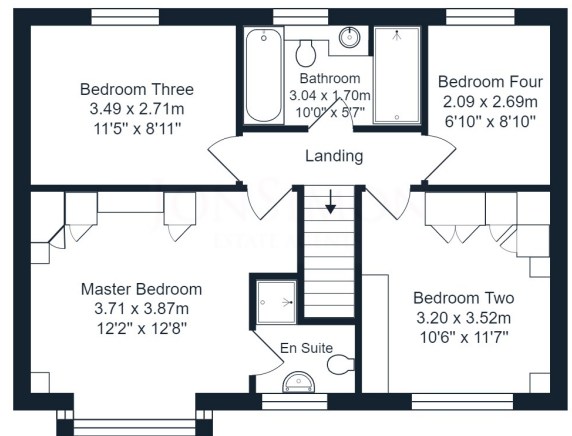
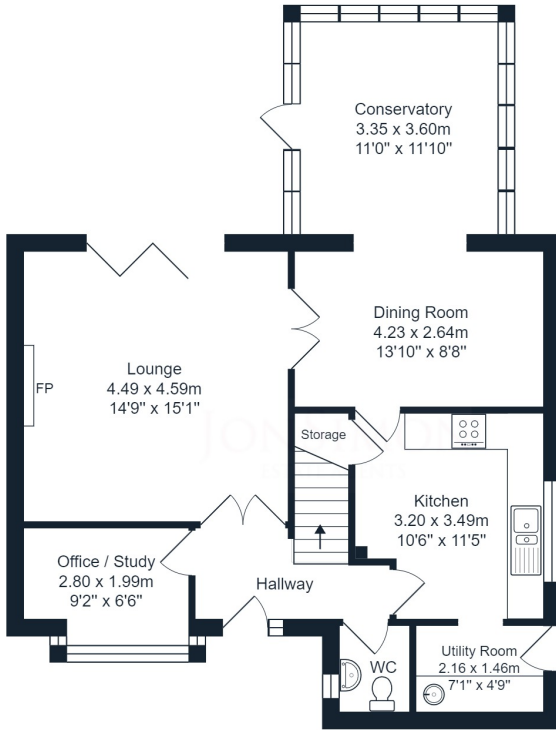


FLOORPLAN & EPC

Applecross Drive, Burnley

Total Area: 130.9 m² ... 1409 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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