



# Meadowholme Cottage

## Standenhall Drive, Burnley.

### BB10 2EF

- Occupying a back water position
- Stunning four bedroom semi detached accomodation
- Offered for let on a furnished basis
- EPC - C
- Deposit £1550
- Council tax - Band C
- Early viewing is considered a must!



## PROPERTY DESCRIPTION

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Occupying a popular back water position, this stunning four bedroom semi detached, grade II listed property is offered for let on a furnished basis. The generous accommodation comprises of: an eye catching dining kitchen having a range of fitted appliances, generous 'sunshine' reception room, a downstairs bathroom with main bedroom just off, two first floor bedrooms (both being comfortable doubles) and a three piece shower room with the loft room acting as a spacious fourth bedroom. Externally, the property benefits from gated access to both the front and rear with low maintenance gardens and ample off road parking. EPC - C. Deposit £1550. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Entrance Vestibule

An entrance porch leading to the kitchen diner.  
(5'7 x 4'10)

#### Kitchen/Diner

Wooden double glazed sash windows X3, stone flagged flooring, panelled wall and base units with granite effect worktop, a Belfast sink, a Range master free standing oven, extractor hood, integrated dishwasher/integrated fridge freezer.  
(19'7 x 17'1)

#### Living Room

wood double glazed sash windows X2 with feature stone surrounds/ sills, two radiators, log burner effect gas fire and a wood stable door leading to the rear of the property.  
(25'10 x 10'9)

#### Downstars En Suite

4 piece bathroom suite with panelled bath with jets, electric corner shower cubicle, wash basin, WC, tiled throughout.  
(16'5 x 6'8)

#### Main Bedroom

Feature exposed stone wall, radiators, spotlights, wood framed double glazed stable door leading to the rear of the property and a rustic wood panelled door leading to the utility room.  
(14'4 x 12'7)

#### Utililty room

Plumbing for a washing machine with ample space for a dryer and door leading to the rear external.

### FIRST FLOOR

#### Bedroom 2

Stone window sill and double glazed unit. Radiator.  
(10'11 x 9'1)

#### Bedroom 3

Velux window and feature exposed beams. X1 radiator.  
(10'10 x 7'1)

#### Shower Room

3 piece shower room with a double shower cubicle with rainfall style shower head, wash basin and WC.  
(7'2 x 5'8)

### SECOND FLOOR

#### Bedroom 4

Stone sill and double glazed window unit and X1 radiator.  
(17'1 x 10'8)

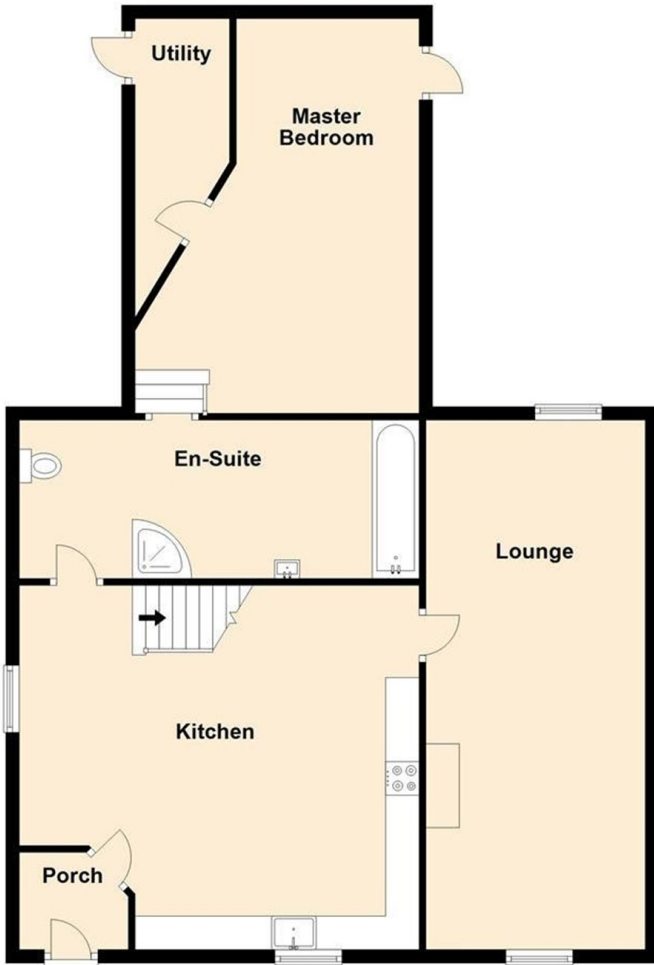
### EXTERNAL

#### Special Feature



# FLOORPLAN & EPC

Ground Floor



First Floor



Second Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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