



# 1 Red Spar Road, Burnley, Lancashire. BB10 2EE

- Occupying an enviable corner position
- Located in the heart of Harle Syke
- Sure to catch the eye of any growing family
- Beautifully presented accommodation on offer
- One welcoming reception room
- Eye catching open plan kitchen with spiral staircase
- Downstairs W/C
- Large main bedroom benefitting from a three piece en-suite shower room
- Three first floor double bedrooms
- Modern three piece shower room
- Well maintained gardens to three sides
- Detached garage and driveway providing off road parking
- Warmed by gas central heating
- Upvc double glazed throughout
- Council Tax Band C
- EPC - D
- Early viewing a must!



## PROPERTY DESCRIPTION

---

Occupying an enviable corner position this four bedroom semi detached home is located in the heart of Harle Syke, and is sure to catch the eye of any growing family. The beautifully presented accommodation comprises of: one welcoming reception room, an eye catching open plan dining kitchen with spiral staircase, downstairs W/C, one ground floor double bedroom with a fully fitted three piece en-suite, three double bedrooms to the first floor and a modern three piece shower room. There are well maintained gardens to three sides with mature planted borders that give privacy, and act as a screen. Off road parking to the rear and a detached garage. EPC - TBC. Council Tax Band - C. Early viewing is considered a must!



## ROOM DESCRIPTIONS

---

### Ground Floor

Sitting Room

Eye catching dining kitchen

Bedroom One

En-Suite Shower Room

### First Floor

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room

### Outside

Gardens

### Further Information

#### Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding.

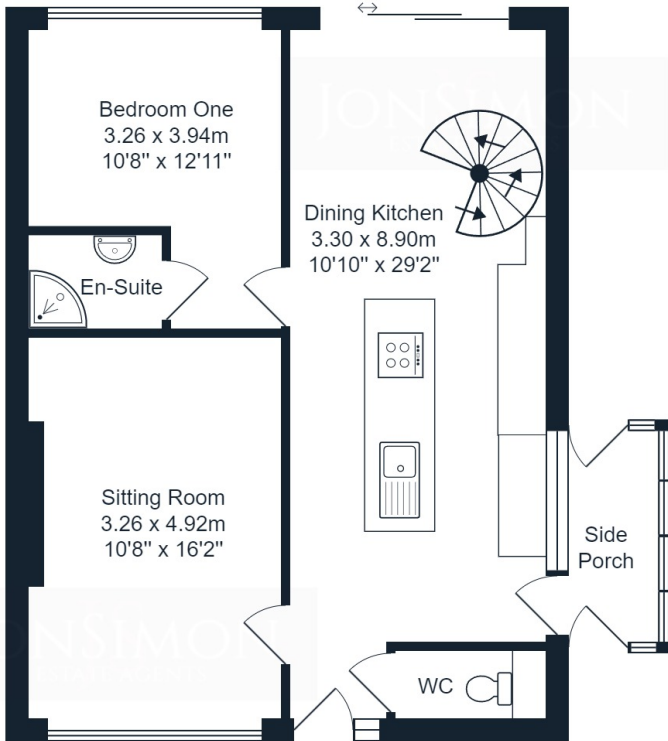
Mobile and broadband services are provided by a number of companies, and ultra fast is available.

Council Tax is Band C.

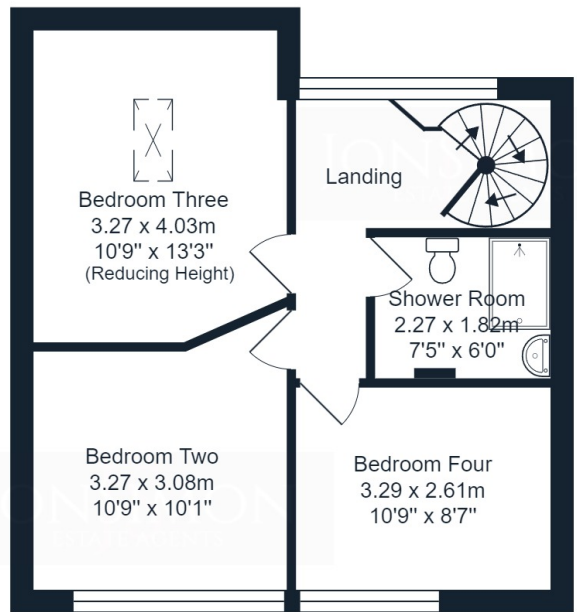


# FLOORPLAN & EPC

GROUND FLOOR



FIRST FLOOR



## Red Spar Road, BURNLEY

Total Area: 109.3 m<sup>2</sup> ... 1177 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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>		<b>81</b>
(55-68)	<b>D</b>	<b>57</b>	
(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	

Burnley  
31, Parker Lane, Burnley, BB11 2BU  
01282 427445  
info@jonsimon.co.uk