JonSimon
ESTATE AGENTS

£225,000 Freehold

1 Red Spar Road, Burnley, Lancashire
BB10 2EE

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 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!

FEATURES

- 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
- EPC - TBC
- Council Tax Band C
- Early viewing 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.
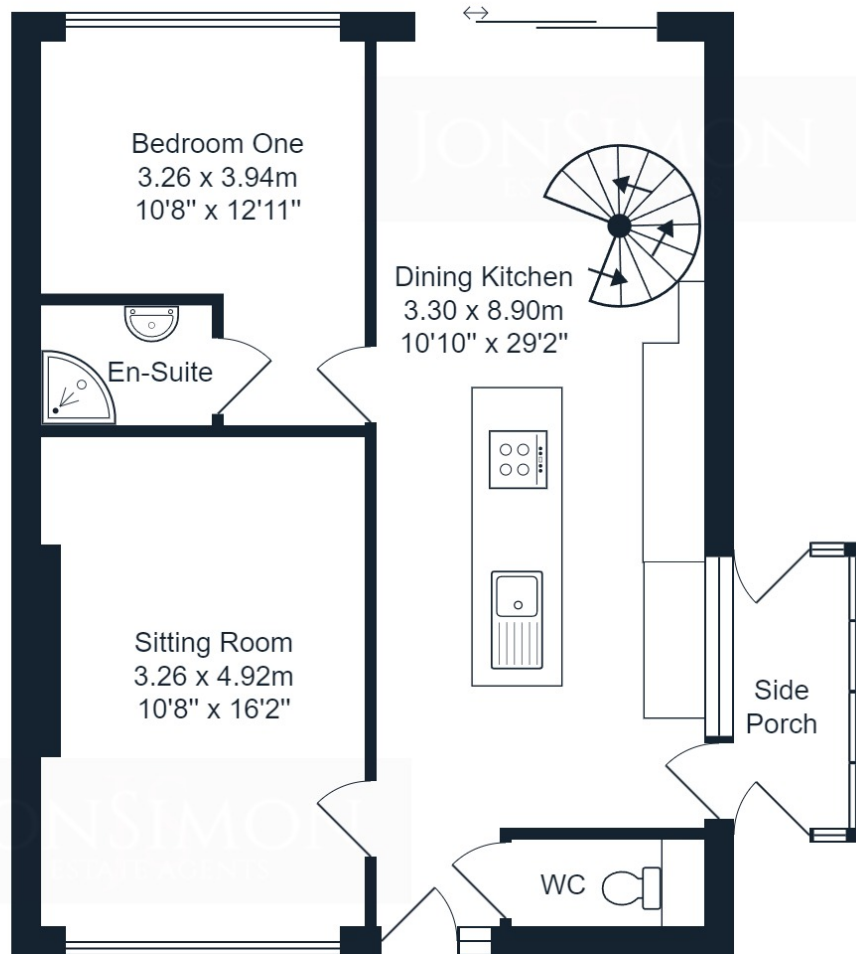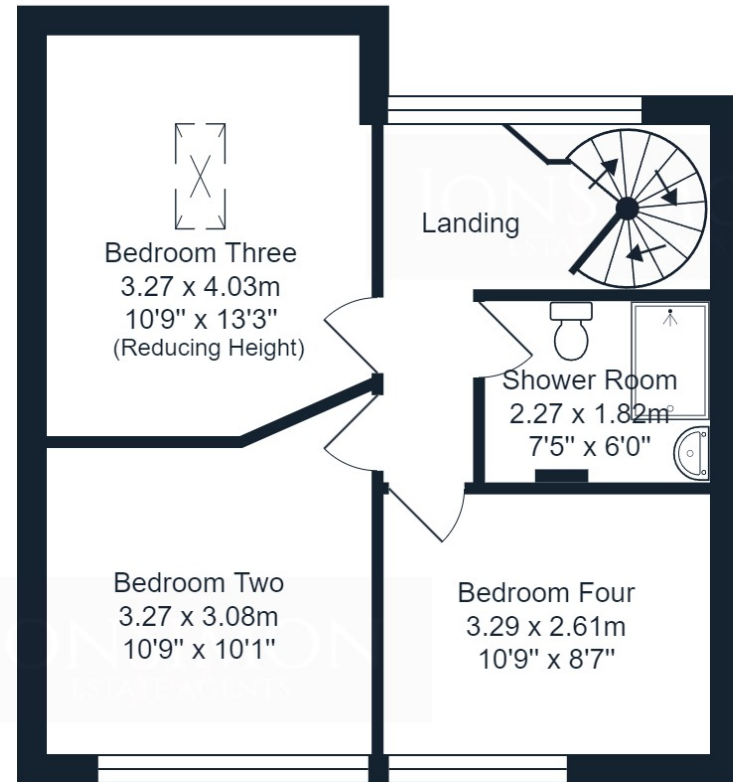Council Tax is Band C.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

FLOORPLAN

GROUND FLOOR

FIRST FLOOR

Bedroom One
3.26 x 3.94m
10'8" x 12'11"

En-Suite

Dining Kitchen
3.30 x 8.90m
10'10" x 29'2"

Sitting Room
3.26 x 4.92m
10'8" x 16'2"

Side Porch

WC

Bedroom Three
3.27 x 4.03m
10'9" x 13'3"
(Reducing Height)

Landing

Shower Room
2.27 x 1.82m
7'5" x 6'0"

Bedroom Two
3.27 x 3.08m
10'9" x 10'1"

Bedroom Four
3.29 x 2.61m
10'9" x 8'7"

Red Spar Road, BURNLEY

Total Area: 109.3 m² ... 1177 ft²

All measurements are approximate and for display purposes only.