



Meadowholme Cottage Standenhall  
Drive, Burnley BB10 2EF



## PROPERTY DESCRIPTION

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!

## FEATURES

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





## ROOM DESCRIPTIONS

### 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)

#### Downstairs 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)

#### Utility 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)

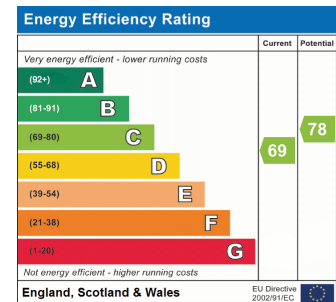
### SECOND FLOOR

#### Bedroom 4

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

### EXTERNAL

#### Special Feature

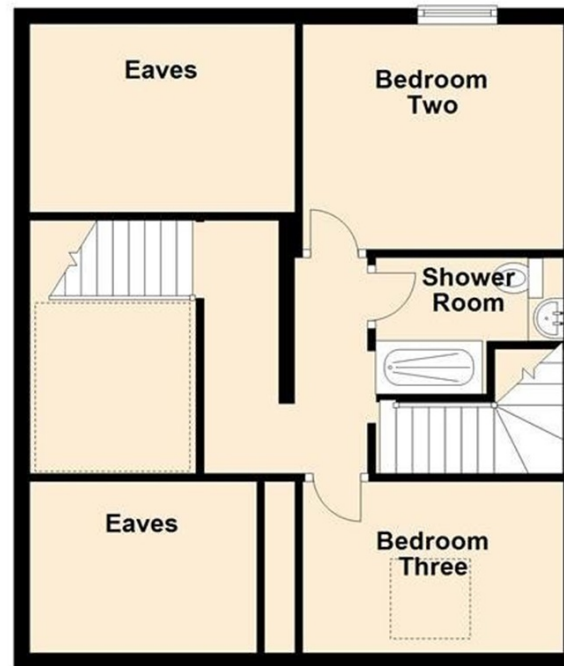


# FLOORPLAN

## 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.