

Offers in the region of £330,000 Leasehold



12 Buttermere Road, Burnley, Lancashire
BB10 4HU



PROPERTY DESCRIPTION

We are delighted to offer for sale this split level home that has been impressively extended, and beautifully refurbished throughout. The accommodation has been tastefully updated by the current owners and now comprises of: a generous sitting room, eye catching open plan dining kitchen with bi fold doors having panoramic views over to Worsthorne and the surrounding countryside to the rear, three comfortable double bedrooms - the main bedroom benefitting from a four piece en-suite bathroom. There is also a three piece shower room on the lower ground floor. The property boasts landscaped gardens to the rear with decking immediately adjoining the rear of the property and making the most of the stunning views on offer. Ample off road parking to the front in the form of a block paved driveway. EPC - C. Council tax band - C. Early viewing a must!

FEATURES

- Split level accommodation on offer
- Beautifully presented accommodation on offer
- Enlarged from the original with a sizeable extension to the rear
- Tastefully updated by the current owners
- Generous sitting room
- Eye catching open plan dining kitchen
- Panoramic views over to Worsthorne at the rear
- Three double bedrooms
- The main bedroom benefitting from a four piece bathroom suite
- Landscaped rear garden with decking taking full advantage of the views on offer
- Ample off road parking to the front
- EPC - C
- Council tax - Band C
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Bedroom Three

Bedroom Two

Lower Ground Floor

Sitting Room

Open Plan Dining Kitchen

Shower Room

Top Floor

Bedroom One

Four Piece En-Suite Shower Room

Outside

Gardens

Further Information

Information

The property is on a freehold title.

Council tax is Band C.

EPC - C.

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

Broadband and mobile service is provided by a number of companies, and ultrafast is available.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |