



12 Fleetwood Road, Burnley, Lancashire  
BB10 3HD



## PROPERTY DESCRIPTION

This substantially extended semi detached home is offered for sale with no onward chain, and is sure to catch the eye of any growing family. The generous accommodation has been significantly enlarged from the original and now comprises of: one welcoming reception room, a separate dining room, a further downstairs room that was previously used as a ground floor bedroom with a fully fitted three piece wet room off, modern fitted breakfast kitchen and a second fitted kitchen accessed off the former downstairs bedroom. To the first floor there are three well proportioned bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. EPC - D. Early viewing is considered a must!

## FEATURES

- The perfect family home
- Substantial accommodation on offer
- Significantly extended from the original
- Popular location - close to Burnley general hospital
- One welcoming reception room
- Separate dining room
- Previously used ground floor bedroom that could be another reception room
- Ground floor 'wet room'
- Modern fitted breakfast kitchen
- Separate kitchen/utility
- Three first floor bedrooms
- Eye catching modern three piece bathroom suite to the first floor
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - D
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

a welcoming sitting room with staircase off leading to the first floor, feature gas fire place with complimentary surround and opening through to:

#### Kitchen

a modern fitted kitchen comprising of a range of wall and base units that boast a rolled edge working surface that incorporates a one bowl sink and drainer. There is a range of integrated appliances including a ceramic hob, oven, and microwave. Breakfast bar. Upvc doors to the side leading to outside. Splash back tiled to compliment.

#### Dining Room

with Upvc patio doors to the rear, radiator and opening through to:

#### Ground floor bedroom/additional sitting room

previously used as a ground floor bedroom and having a fitted mirrored wardrobe, opening through to:

#### Wet Room

a large three piece wet room comprising of a low level W/C, pedestal wash basin an shower facilities. Tiled to compliment and having a Upvc double glazed window to the rear.

#### Second Kitchen/Utility Room

having a range of fitted base units that have a rolled edge working surface that incorporates a one bowl sink and drainer. Upvc double glazed window to the rear and a Upvc door to the side.

### First Floor

#### Bedroom One

a large main bedroom with a Upvc double glazed window to the front and a radiator

#### Bedroom Two

a well proportioned second bedroom with a Upvc double glazed window to the rear and a radiator.

#### Bedroom Three

with a Upvc double glazed window to the front and a radiator.

### Bathroom

an eye catching three piece bathroom suite comprising of a low level W/C, vanity wash basin and panelled bath with shower attachment over. Tiled to compliment and a Upvc double glazed window to the rear. Contemporary heated towel rail

### Outside

#### Garden

the property boasts low maintenance gardens to the front, side and rear that are paved for ease of maintenance.

### Further Information

#### Information

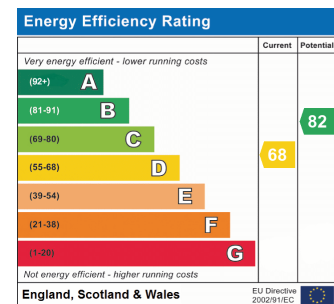
The property is on a freehold title.

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

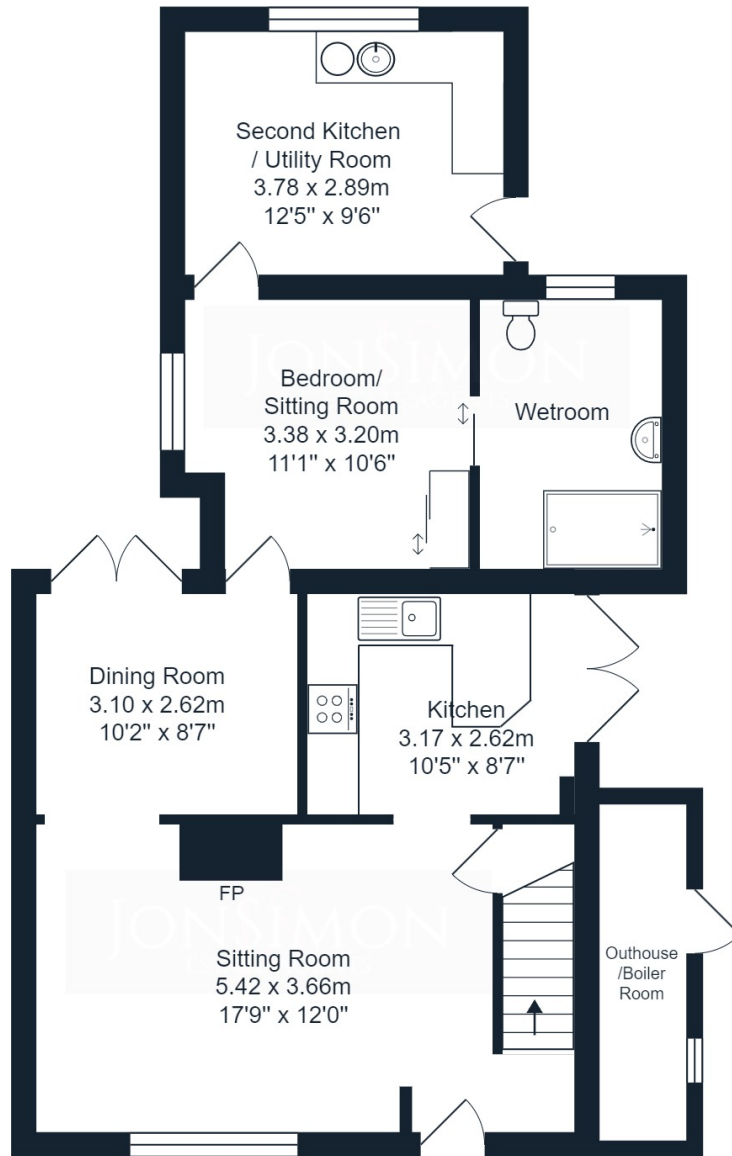
According to .gov.uk the property is band A for council tax.

Broadband and mobile coverage is offered by a number of providers and ultrafast is available.

Constructed approx. 70 years ago, the property is a non traditional BISF (British Iron & Steel Federation) system built house. It is steel framed under a pitched and profiled steel sheeted roof. At the rear is a single storey extension, built in cavity brickwork.



# FLOORPLAN



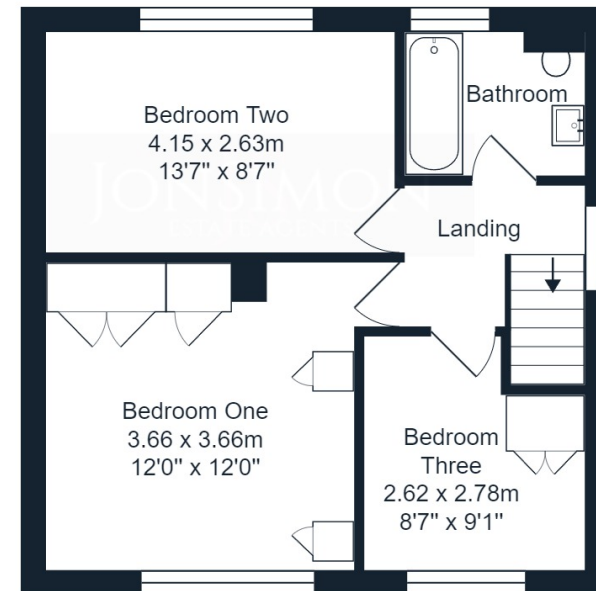
GROUND FLOOR



## Fleetwood Road, Burnley

Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



FIRST FLOOR