



1 Borrowdale Drive, Burnley, Lancashire. BB10 2QL

- Executive detached home
- Elevated corner position on the ever popular Borrowdale Drive
- Found within close proximity to the General Hospital
- Ideal for any growing family
- One 'through' reception room
- Separate snug
- Sizeable dining kitchen with separate utility room
- Conservatory
- Four well proportioned bedrooms to the first floor
- Main bedroom having an en-suite
- Family Bathroom
- Mature gardens to the front, side and rear
- Ample off road parking leading to the garage
- Warmed by gas central heating
- Council Tax - Band E
- EPC - C
- Early viewing is considered a must!



PROPERTY DESCRIPTION

We are delighted to offer for sale this executive detached home, occupying an elevated corner position on the ever popular Borrowdale Drive. The generous accommodation is spread across two storeys, and comprises of: one welcoming 'sunshine' reception room, a separate snug room, fitted dining kitchen with separate utility, conservatory, downstairs W/C, four well proportioned bedrooms to the first floor - the main benefitting from being en-suite, and there is a family bathroom suite. The property is surrounded by mature gardens, and has ample off road parking in the form of driveway leading to the garage. Ideal for any growing family. Council Tax - Band E. EPC - C. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

6.8m x 4.5m (22' 4" x 14' 9")

Dining Kitchen

6.89m x 3.10m (22' 7" x 10' 2")

Utility Room

2.5m x 2.2m (8' 2" x 7' 3")

Snug/Second Living Room

4.87m x 2.53m (16' 0" x 8' 4")

First Floor

Bedroom One

4.8m x 3.75m (15' 9" x 12' 4")

En-Suite

Bedroom Two

4.4m x 3.6m (14' 5" x 11' 10")

Bedroom Three

3.8m x 3m (12' 6" x 9' 10")

Bedroom Four

3.2m x 3m (10' 6" x 9' 10")

Family Bathroom

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Council Tax - Band E

EPC - C



FLOORPLAN & EPC



Total floor area 196.2 m² (2,111 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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