



30 Sunningdale Gardens, Burnley,  
Lancashire BB10 2RW



## PROPERTY DESCRIPTION

Located in the popular Kibble Bank district of the town, this three bedroom property is well presented throughout and offered for sale with no onward chain. The generous accommodation comprises of: one welcoming reception room, a modern dining kitchen, three first floor bedrooms and a fully fitted three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There are low maintenance gardens to the rear and an impressive open aspect to the front. Early viewing is a must!

## FEATURES

- Popular semi rural location
- Impressive open aspect to the front
- End of mews property
- Well presented accommodation
- One welcoming reception room
- Modern kitchen with dining space
- Three first floor bedrooms
- Three piece bathroom suite
- Low maintenance garden to the rear
- Offered for sale with no onward chain
- Early viewing is a must!





## ROOM DESCRIPTIONS

### Ground Floor

Sitting Room

Dining Kitchen

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

### Outside

Garden

### Additional Information

#### Information

The property is Band A council tax.

And according to [.gov.uk](https://www.gov.uk) is located in a low risk area for surface water flooding.

Mobile and broadband coverage is by a number of different providers and ultrafast is available.

#### Tenancy Information

The property does come with the option of being sold with the current tenant situ. The tenant is longstanding, and currently pays £550pcm.