



31 Brantfell Drive, Burnley, Lancashire
BB12 8AW



PROPERTY DESCRIPTION

!! Immaculately presented throughout !! Nestled in a quiet cul-de-sac, this gorgeous, three bedroomed family home is sure to catch the eye of any growing family. This property boasts impressive decor throughout and comprises of: a welcoming reception room, modern fitted kitchen, three generous bedrooms and an eye catching three piece shower room. To the rear is a private enclosed garden with laid lawn, and raised patio - ideal for catching the afternoon sun. Off road parking is found in the form of a recently block brick driveway that leads to an integral garage providing additional storage space. Warmed by gas central heating and being Upvc double glazed throughout. EPC - D. Council Tax Band - C. Early viewing is considered a must!

FEATURES

- Immaculately presented throughout
- Nestled in a quiet cul-de-sac position
- The perfect family home
- One welcoming reception room
- Modern fitted dining kitchen
- Three well proportioned first floor bedrooms
- Eye catching shower room
- Beautifully presented rear garden with laid lawn and raised patio
- Block paved driveway providing ample off road parking and leading to the integral garage
- Warmed by gas central heating
- Upvc double glazed throughout
- EPC - D
- Council Tax - Band D
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Sitting Room

4.88m x 4m (16' 0" x 13' 1")

Dining Kitchen

4.8m x 3.2m (15' 9" x 10' 6")

First Floor

Bedroom One

4.1m x 2.5m (13' 5" x 8' 2")

Bedroom Two

3.2m x 2.4m (10' 6" x 7' 10")

Bedroom Three

2.6m x 2.2m (8' 6" x 7' 3")

Shower Room

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

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

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

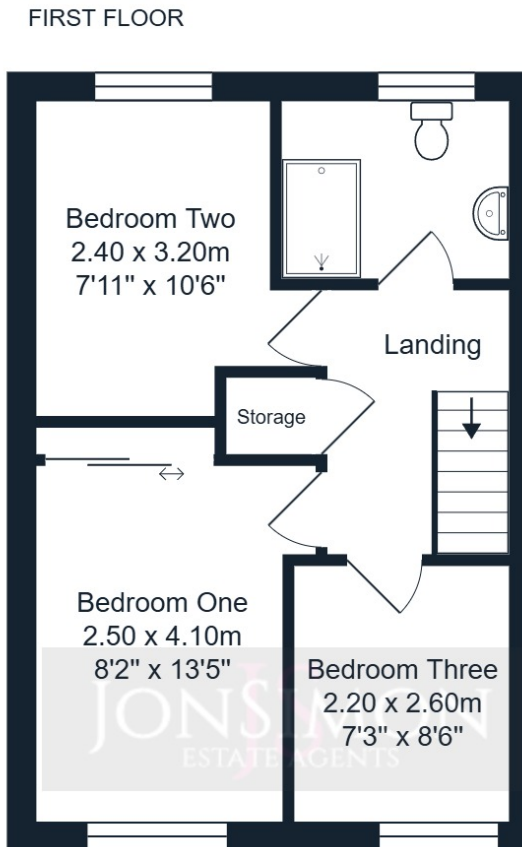
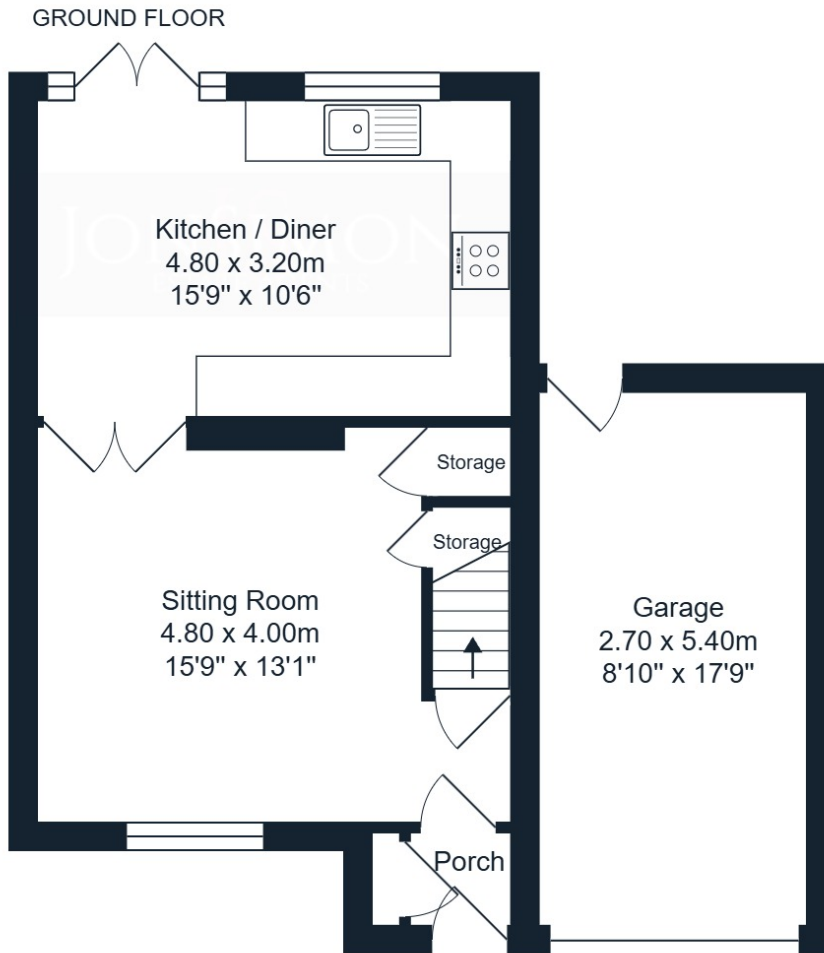
EPC - D.

Council Tax Band - D.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(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			

FLOORPLAN



JON SIMON
ESTATE AGENTS

Brantfell Drive, Burnley

Total Area: 87.9 m² ... 946 ft²

All measurements are approximate and for display purposes only.

JON SIMON
ESTATE AGENTS