



12 The Moorings

Burnley

Offers in the Region of: £275,000



**Pendle Hill
Properties**



12 The Moorings, Burnley
£275,000 Offers in the
Region of

A beautiful, detached, four-bedroom property located in a quite cul-de-sac in Burnley, briefly comprises, open plan lounge/dining area, large kitchen and utility, conservatory, four double bedrooms, family bathroom and stunning gardens to front and rear.



LOUNGE

A large, open plan living/dining space briefly comprises, a feature, gas fireplace with surround, double glazed window to the front, laminate flooring, ceiling light point, and radiator.

DINING ROOM

The dining space comprises laminate flooring, a radiator and ceiling light point, and access to the kitchen and conservatory through UPVC double doors.

KITCHEN

A stunning, statement, modern German kitchen comprises a range of wall and base mounted units, wood worktops, integrated dishwasher, microwave, oven and fridge, four ring induction hob, composite sink with mixer tap and drainer, tiled flooring, ceiling spotlights, and double-glazed window to the side and rear.

UTILITY

A large utility boasts wall and base-mounted units, with space for a washer and dryer, a large pantry, and plenty of storage space throughout, laminate flooring, ceiling light, and access to the driveway, to the front of the property.

CONSERVATORY

A large, spacious conservatory briefly comprises laminate flooring, a radiator, ceiling fan and spotlights, Velux windows, double-glazed windows looking onto the garden, and access to the rear patio.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom with double-glazed windows overlooking the front of the property briefly comprises carpeted flooring, fitted wardrobes, and furniture, a radiator, and a ceiling light point.

The ensuite boasts a shower, low-level WC, cabinet storage sink, towel warmer, tiled walls and flooring, ceiling spotlights, and frosted window to the front.

BEDROOM TWO

Another spacious double bedroom briefly comprises, a double-glazed window to the front of the property, carpeted flooring, radiator, and ceiling light point.

SHOWER ROOM

A modern shower room briefly comprises a walk-in shower with overhead rainfall shower attachment, tiled walls, low-level WC, floating cabinet storage sink, towel warmer, laminate flooring, and storage cupboard. Led mirror and ceiling spotlights.

BEDROOM THREE

A third bedroom, currently utilized as an office, briefly comprises carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the rear.

BEDROOM FOUR

The fourth bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the rear is a well-maintained astro-filled garden boasting a decked seating area with a glass balustrade, and a flagged stone patio, with access to the side of the property.

To the front is a low-maintenance garden, with stone features.

ADDITIONAL INFORMATION

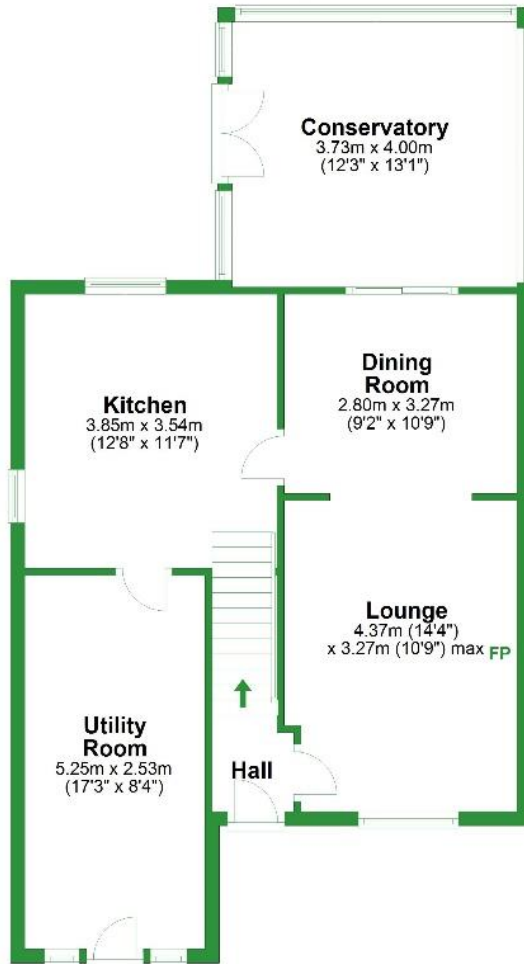
Tenure = Freehold

Council Tax Band = D



Ground Floor

Approx. 70.4 sq. metres (758.0 sq. feet)



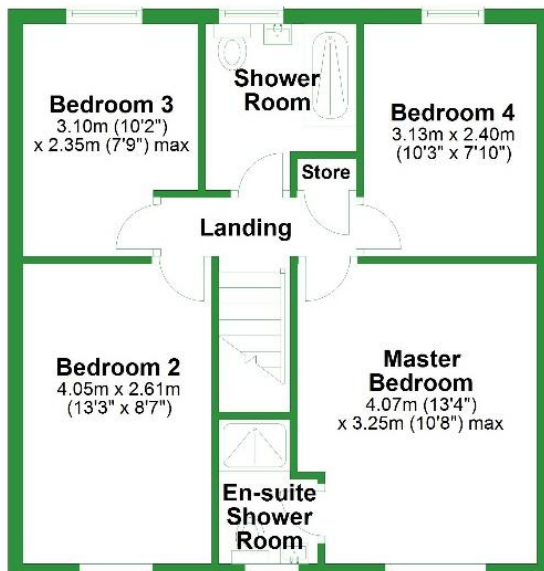
Total area: approx. 121.2 sq. metres (1304.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 50.7 sq. metres (546.2 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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