



10 Martin fields

Burnley

Offers in the Region of: £274,950



**Pendle Hill
Properties**



10 Martin fields, Burnley
**£274,950 Offers in the
Region of**

A great opportunity to purchase this three-bedroom bungalow, briefly comprising a lounge, kitchen/dining room, study, conservatory, three bedrooms, bathroom, rear garden, and driveway with garage.



LOUNGE

A spacious lounge briefly comprises carpeted flooring, central gas fireplace with mantle, radiator, wall and ceiling light points, and a large, double-glazed window to the front.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units including an island, with complimentary wood worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, dishwasher, washing machine, composite sink with drainers, and mixer tap, tiled flooring, ceiling spotlights, radiator, double-glazed windows and a upvc door to the rear.

STUDY

The study briefly comprises carpeted flooring, ceiling light point, radiator, and double-glazed doors into the conservatory.

CONSERVATORY

A spacious conservatory with double-glazed windows throughout briefly comprises wood flooring, two radiators, and double-glazed patio doors to the rear.

BEDROOM ONE

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

BEDROOM TWO

A second double bedroom with a double-glazed window overlooking the rear briefly comprises carpeted flooring, a ceiling light point and a radiator.

BATHROOM

A family bathroom briefly comprising a bath with overhead shower attachment, low level wc, pedestal sink, towel warmer, tiled flooring, frosted window, and ceiling light point.

BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, a double-glazed window to the side of the property, a ceiling light point, and a radiator.

EXTERNAL

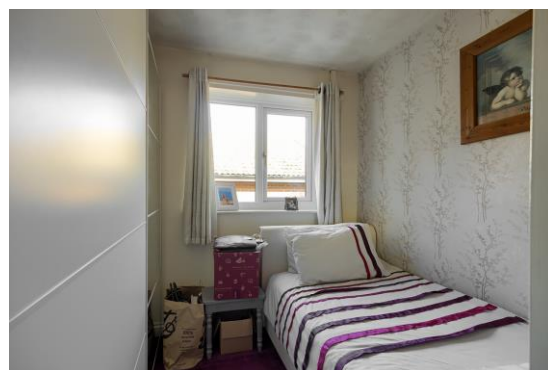
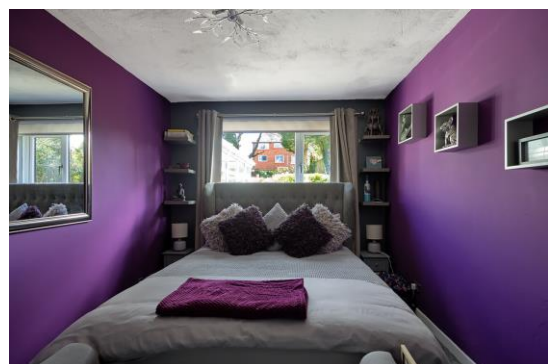
To the rear is a large garden comprising of an Indian stone patio, with steps leading to a large, decked area leading to a large garden. To the front of the property, there is a driveway providing access to the garage.

ADDITIONAL INFORMATION

Tenure = Leasehold, £15 rent, 937 years remaining.

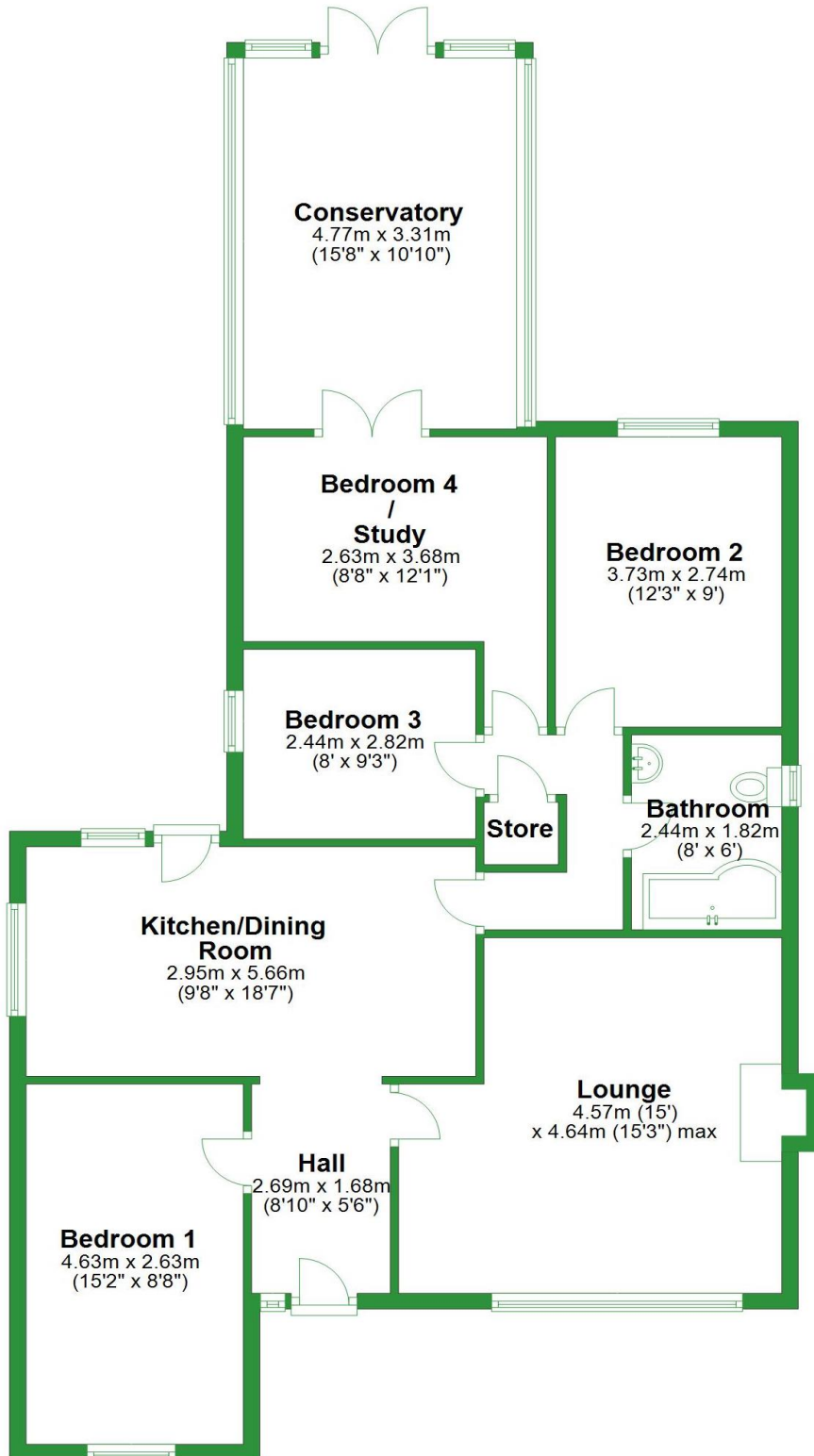
Council Tax Band = D

The property previously had planning permission in place for extensions to the rear. Please ask for more details.



Ground Floor

Approx. 108.0 sq. metres (1162.2 sq. feet)



Total area: approx. 108.0 sq. metres (1162.2 sq. feet)

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



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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Properties**

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