



*9 Borrowdale Drive*

*Burnley*

*Offers in the Region of: £380,000*



**Pendle Hill  
Properties**



*9 Borrowdale Drive, Burnley*  
**£380,000 Offers in the  
Region of**

A four-bedroom detached home with a large plot in Burnley comprises a lounge, conservatory, kitchen/breakfast room, utility room, downstairs WC, master bedroom with en-suite, three further bedrooms, family bathroom, large garden, driveway and garage.



## LOUNGE

A spacious lounge briefly comprises carpeted flooring, ceiling spotlights, two radiators, a double-glazed window to the side, and double-glazed sliding doors into the conservatory.

## CONSERVATORY

Located to the rear the conservatory briefly comprises a radiator, wall-mounted lights, laminate wood flooring, double-glazed windows throughout, and double doors to the rear.



## KITCHEN/BREAKFAST ROOM

A fully fitted kitchen with a range of base-mounted units and breakfast bar with complimentary granite worktops briefly comprises a four-ring NEFF induction hob with overhead extractor, sink with drainers and mixer tap, integrated oven, dishwasher, microwave, wine fridge, laminate tiled flooring, ceiling spotlights, a radiator, and two double glazed windows, one to the rear and the front.

## UTILITY ROOM

The utility room briefly comprises laminate wood flooring, ceiling spotlights, a radiator, a double-glazed window to the rear, and space for a washer and dryer.



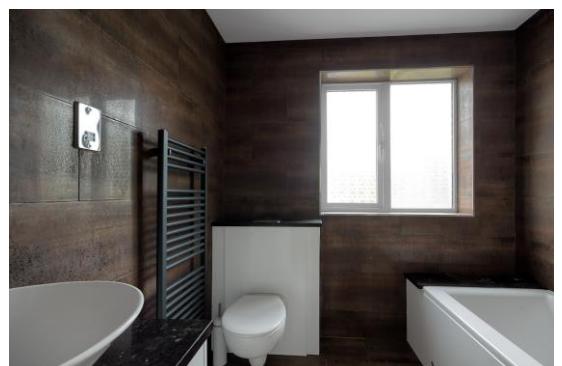
## DOWNSTAIRS WC

The downstairs WC briefly comprises laminate wood flooring, a ceiling spotlight, storage basin sink, a low-level WC, and a frosted window.

## MASTER BEDROOM WITH EN-SUITE

A large double bedroom briefly comprises carpeted flooring, fitted wardrobes, and drawers throughout, ceiling spotlights, and a double-glazed window into the garden.

The en suite comprises a walk-in shower with an overhead attachment, a low-level WC, a floating sink, tiled flooring, and a frosted window.



## BEDROOM TWO

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

## BATHROOM

The bathroom boasts fully tiled walls and flooring, a bath with overhead shower attachment, a storage basin sink, a low-level WC, towel warmer, ceiling spotlights, and a frosted window to the front.



## BEDROOM THREE

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

## BEDROOM FOUR

Bedroom four briefly comprises carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the side.



## EXTERNAL

To the front of the property is a driveway and garage.

To the rear of the property is a patio area with a large garden and pond with the opportunity to extend.

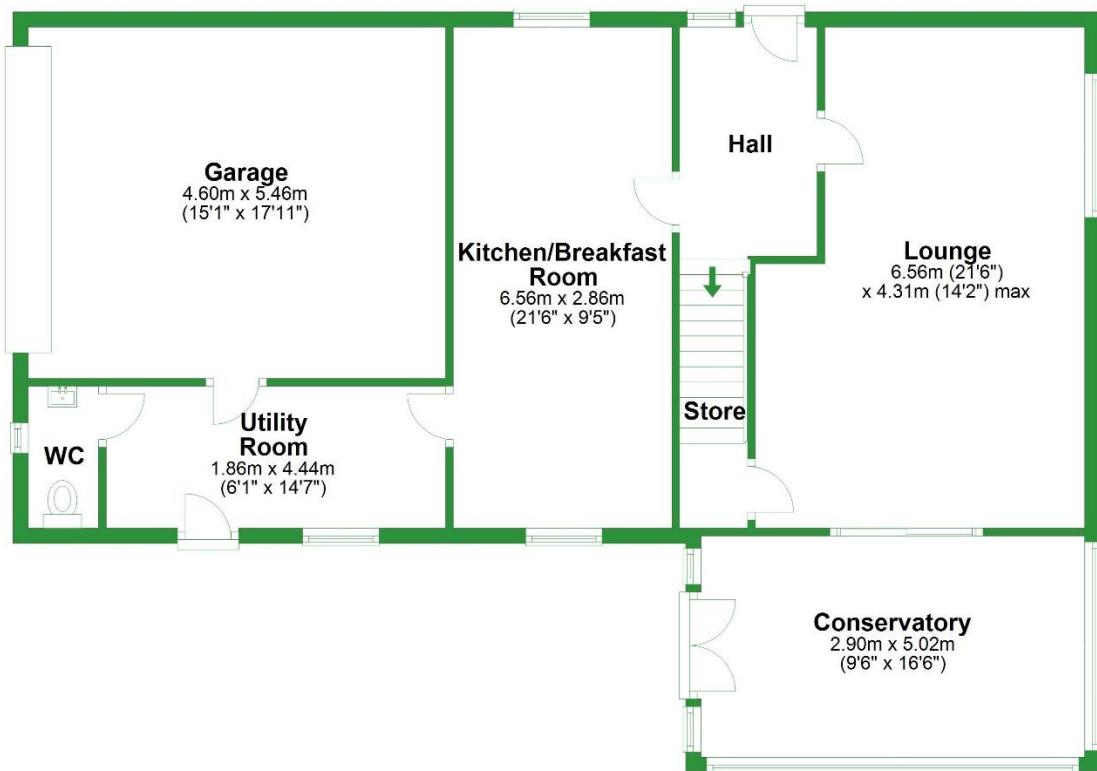
## ADDITIONAL INFORMATION

Tenure = freehold

Council Tax Band = E

## Ground Floor

Approx. 105.7 sq. metres (1137.9 sq. feet)



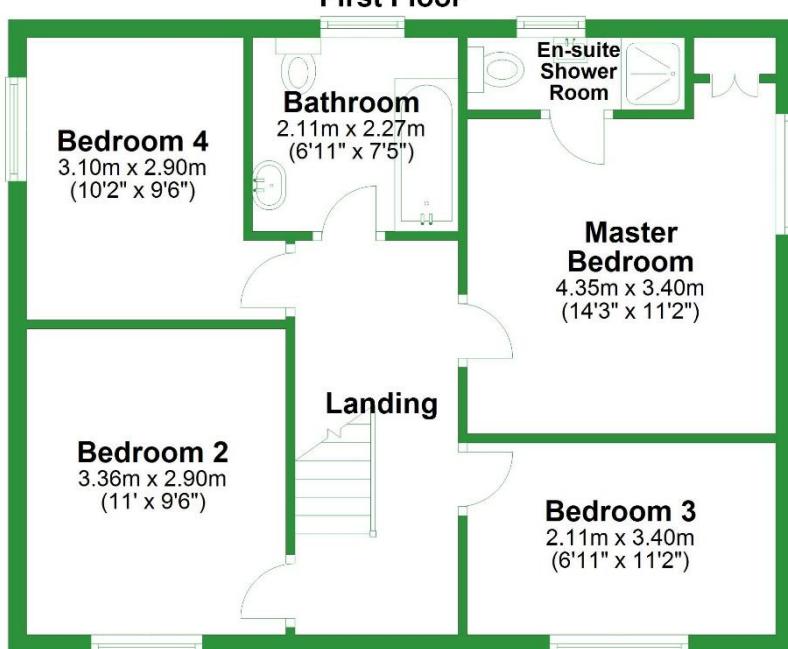
Total area: approx. 159.8 sq. metres (1720.3 sq. feet)

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



Approx. 54.1 sq. metres (582.4 sq. feet)

## First Floor



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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