



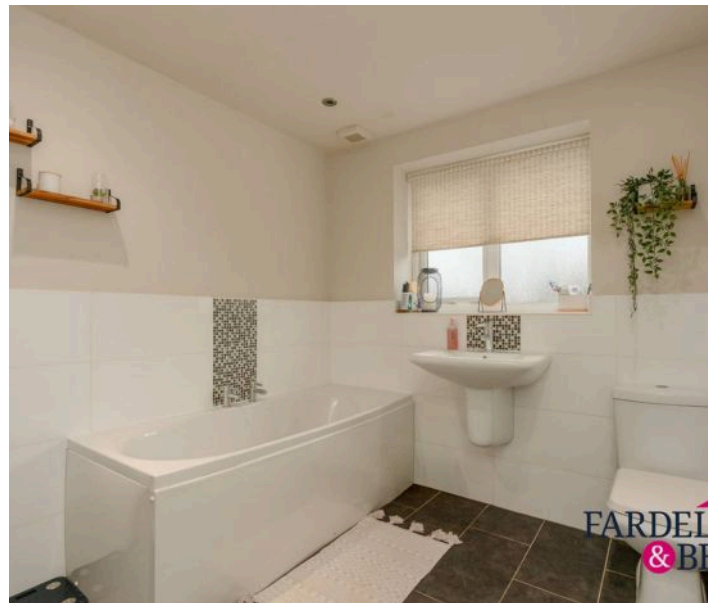
## 28 Berwick Drive

Burnley, Burnley

Council Tax band: B

Tenure: Freehold

- Sought after location
- 3 double bedrooms
- Freehold
- Semi detached
- Council tax band B
- Gas central heating
- Close to local amenities and schools
- Driveway
- Large garden





### Hallway

A bright and welcoming hallway featuring a modern staircase, laminate flooring, and neutral tones creating an inviting entrance to the home.

### Kitchen

A stylish and practical kitchen with modern cabinetry, ample worktop space, laminate flooring, washing machine point, integrated gas oven and hob with overhead extractor fan, ceiling light point, washing machine point and a contemporary tiled splashback.

### Living Room

A spacious and light filled living area featuring fitted carpet, ceiling light point, an open plan layout and direct access to the conservatory through glass sliding doors.

### Conservatory

A bright and airy conservatory with tiled flooring and full height uPVC double glazed windows offering seamless views and access to the garden.

### Dining Room

A bright and well proportioned dining space with a uPVC double glazed window, fitted carpet, ceiling light point and a feature wall mounted fireplace.

### Master Bedroom

A generously sized master bedroom with a large uPVC double glazed window providing plenty of natural light, fitted carpet, ceiling and wall lighting points and a radiator for extra warmth.

### Bedroom 2

A comfortable second bedroom of double proportions including fitted carpet, ceiling light point, radiator and a uPVC double glazed window.



### **Bathroom**

A contemporary bathroom with a sleek panelled bath, push button toilet, pedestal sink, partially tiled walls, tiled flooring, ceiling spotlights, heated towel railing and a large uPVC double glazed window providing natural light.

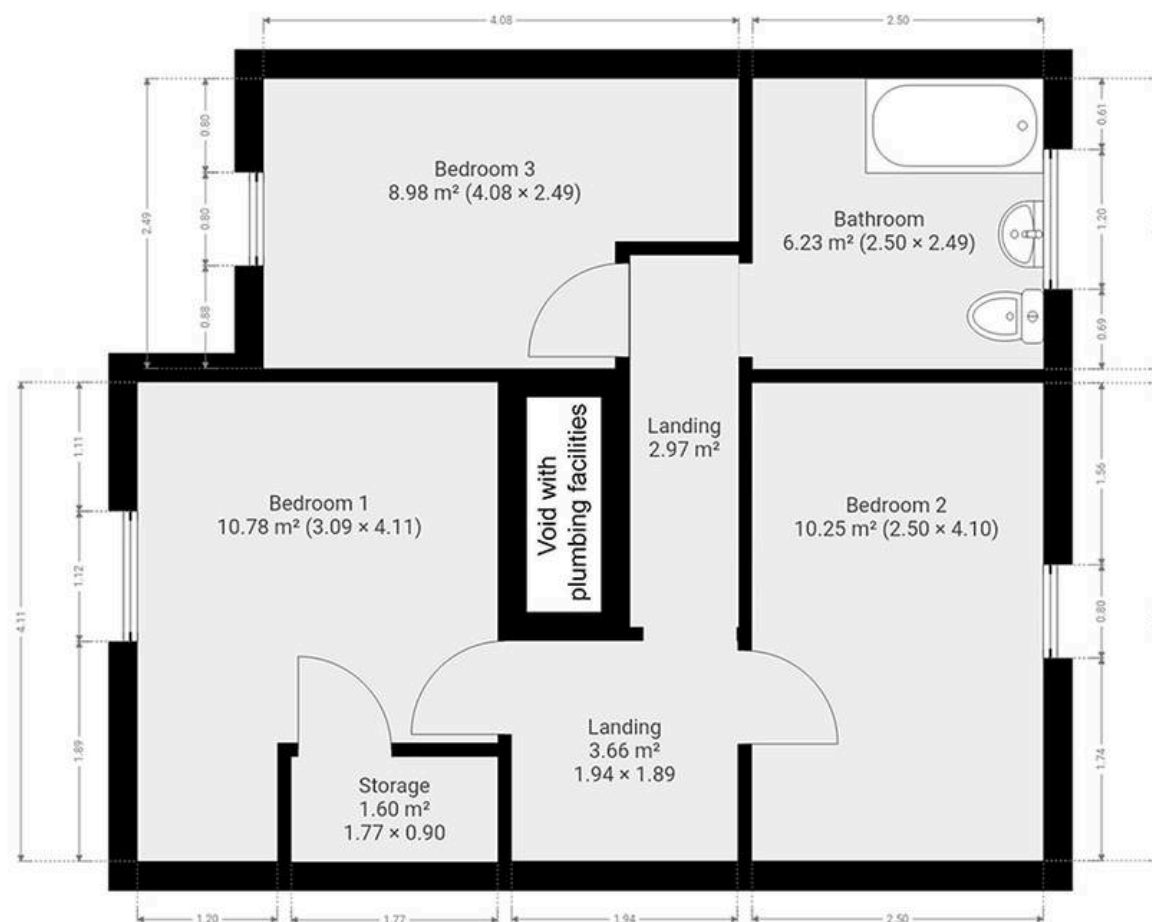
### **Bedroom 3**

This third double bedroom features a ceiling light point, fitted carpet and a uPVC double glazed window for natural light.









Total Property Area: approx - 97.7 Sq Meters (1,051.6 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.





#### **GARDEN**

A private, fully enclosed rear garden with a generous lawn, paved areas and direct access from the conservatory, ideal for outdoor enjoyment.

#### **DRIVEWAY**

2 Parking Spaces







## Fardella & Bell Estate Agents

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