



14 Marsden Court

Burnley, Burnley

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Gas central heating + uPVC double glazing
- Garage
- Off-road parking
- Open kitchen space
- Spacious reception areas
- Conservatory with garden access
- Private garden

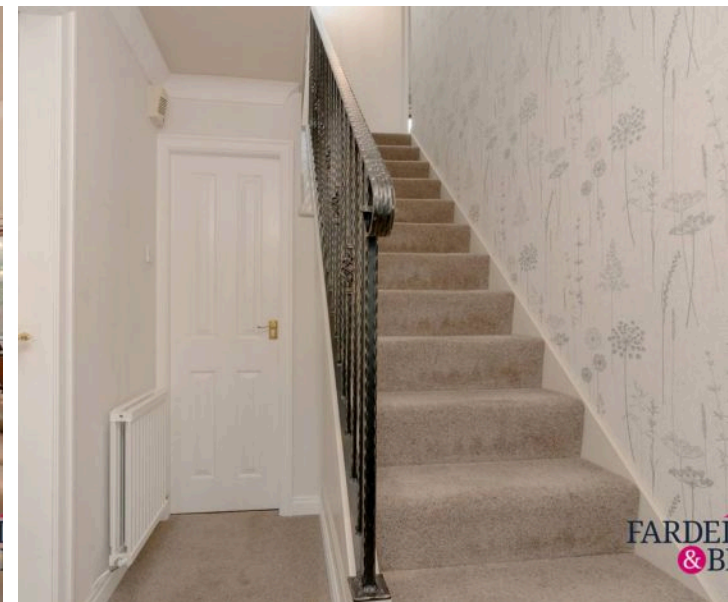


Property Description Ground Floor

The ground floor offers a practical and well-presented layout suited to modern living. An entrance porch provides a useful space for coats and shoes before leading into the main lounge, a generous and comfortable reception room finished in neutral tones with soft carpeting and a feature fireplace as a focal point. A front window brings in good natural light. An archway opens into the dining room, creating a natural flow while keeping defined spaces for living and dining. This room comfortably accommodates a family table and benefits from sliding patio doors into the conservatory. The conservatory provides an additional reception area with pleasant garden views and direct access outside, ideal as a sitting or garden room. To the rear, the kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks, with space for appliances and good storage. Dual-aspect windows keep the space bright and functional for everyday use.

Property Description First Floor

The first floor offers impressive and versatile accommodation with five bedrooms, providing flexibility for growing families or multi-purpose living. The main and second bedrooms are generous doubles, both enjoying excellent natural light and ample space for wardrobes and additional furnishings. Three further bedrooms provide comfortable accommodation, with one room particularly well suited as a work-from-home office, nursery, or hobby space, thanks to its manageable size and pleasant outlook. The family bathroom is finished in a clean, modern style and comprises a panelled bath with shower over, wash basin and push button WC, with contemporary tiling and a bright, fresh feel. A light and airy landing connects all rooms and enhances the sense of space upstairs, while uPVC double glazing and gas central heating ensure warmth and comfort throughout.









GARDEN

The property enjoys a smart and well-kept exterior, set back from the road with a generous block-paved driveway providing ample off-road parking and access to the integral garage. The frontage is complemented by a lawned garden and established borders, giving a tidy and welcoming first impression. To the rear, the home benefits from a private, enclosed garden designed for low-maintenance enjoyment. A flagged patio area sits directly off the property, creating a natural spot for seating and outdoor dining, while the raised lawn offers additional green space. Mature shrubs, planting and fenced boundaries provide a pleasant outlook and a good degree of privacy. A conservatory projects into the garden, creating a seamless link between the indoor living space and the outdoors.

DRIVEWAY

4 Parking Spaces



Total Property Area: approx - 127 Sq Meters (1,367.02 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any built floor areas, openings and overhangs) are approximate. No liability is accepted for any errors and they are not to be used as a basis of any agreement. No liability is accepted for any errors.



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