



Plot 1 Marsden Road Burnley Lancashire BB10 2DE

Price: £179,950

- * Three bed town house
- * Large integral garage
- * Blue slate roof
- * En-suite to master bedroom
- * Hardwood double glazing
- * Sleek driveway

9 Manchester Road,
Burnley, Lanes. BB11 1HQ
Tel: 01282 422333
Fax: 01282 454064
burnley@harrismoss.co.uk

13 Scotland Road,
Nelson, Lanes. BB9 7UT
Tel: 01282 695118
Fax: 01282 617716
nelson@harrismoss.co.uk

30 Albert Road,
Colne, Lanes. BB8 0AB
Tel: 01282 864228
Fax: 01282 867272
colne@harrismoss.co.uk

16 Church Street,
Barnoldswick, Lanes. BB18 5UT
Tel: 01282 815994
Fax: 01282 815993
barnoldswick@harrismoss.co.uk

Plot 1 Marsden Road Burnley Lancashire BB10 2DE

A great opportunity to acquire one of only two remaining traditionally built family homes situated close to Briercliffe and with excellent links to the M65. These spacious properties offer generous accommodation set out over three floors with a large integral garage and useful utility room to the ground floor. Other advantages include an elevated position with panoramic views, as well as an excellent quality finish. Well worth viewing to fully appreciate these superb homes.

MAINS: Supplies of gas, water and electricity.

ACCOMMODATION

ENTRANCE HALL

Access to integral garage. Radiator.

CLOAKROOM

Two piece suite comprising hand wash basin and low level w.c. Radiator.

UTILITY ROOM

9'5 x 6'0 (2.87m x 1.83m) Plumbed for automatic washing machine. 1.5 sink insert, cupboard under. Matching wall and base units. Radiator.

FIRST FLOOR

LANDING/HALL

Window to the front elevation. Radiator.

DINING KITCHEN

17'0 x 11'0 (5.18m x 3.35m) A superb range of matching wall, base and drawer units with integrated appliances to include dishwasher, fridge-freezer, oven/grill, four ring gas hob over and extractor hood over. Inset 1.5 sink, cupboard under. Inset halogen spot lights. French doors to the rear garden. Radiator.

LOUNGE

16'0 x 10'2 (4.88m x 3.10m) Coal effect 'Living Flame' gas fire with modern surround. Window to the front elevation. Radiator.

SECOND FLOOR

LANDING

Loft access. Storage cupboard. Radiator.

MASTER BEDROOM ONE

12'0 x 11'3 (3.66m x 3.43m) Built in wardrobes. Window to the front elevation. Radiator.

EN-SUITE SHOWER ROOM

Three piece suite comprising corner shower enclosure, pedestal wash basin and low level w.c. Part tiled walls. Heated towel rail.

BEDROOM TWO

9'6 x 9'3 (2.90m x 2.82m) Window to the rear elevation. Radiator.

BEDROOM THREE

9'6 x 7'4 (2.90m x 2.24m) Window to the rear elevation. Radiator.

BATHROOM

Three piece suite comprising 'P' shaped bath/shower with a curved screen and shower fittings over, pedestal wash basin and low level w.c. Part tiled walls. Heated towel rail. Inset halogen spot lights.

OUTSIDE

Block paved driveway with turntable to the front extending to **INTEGRAL GARAGE**, 27'2 x 10'0, with hardwood side opening doors, electric power points and lights. The rear of the property benefits from an Indian stone patio leading to a lawn area.

NOTE

This property is exempt from Home Information Pack.

VIEWING

By appointment through the Burnley office.

Ref: B6939/21.04.09

OFFICE OPENING HOURS

Monday to Friday 9.00 am to 5.30 pm
Saturday 9.00 am to 4.00 pm

How do you ensure that you have the most appropriate mortgage for your circumstances?

By speaking to our independent mortgage adviser at Mortgage 65 Ltd.

Your local Mortgage 65 adviser will consider mortgage and protection products from the entire market to find the best product to suit your individual needs.

CALL HARRIS & MOSS TO ARRANGE YOUR FREE INITIAL CONSULTATION

Mortgage 65 Ltd is an appointed representative of Legal & General Partnership Services Limited which is authorised and regulated by the Financial Services Authority for advising on and arranging mortgages and insurance.

...HARRIS & MOSS...

Looking after you locally



While we endeavour to make our sales details accurate and reliable, we are not qualified to test any appliances or gas and electrical installations. If there is any point, which is of particular importance to you, please contact the office and we will endeavour to clarify the position.

SURVEY DEPARTMENT



IF YOU ARE PURCHASING YOUR HOME THROUGH ANOTHER AGENT
We at Harris & Moss can still provide a service to meet your needs.
Contact our Professional Survey Department for advice on valuations, Home Buyers' Surveys or Building Surveys.

All carried out by Chartered Surveyors with 20 years' experience.
We cover a large area including Burnley, Pendle, Hyndburn, Rossendale, Blackburn and the Ribble Valley.
Telephone 01282 422334 for further information or advice.

Survey e-mail: surveys@harrismoss.co.uk