



Ashendean View, Burnley, BB12

£229,950

None

Tenure: Freehold, **Bedrooms:** 4

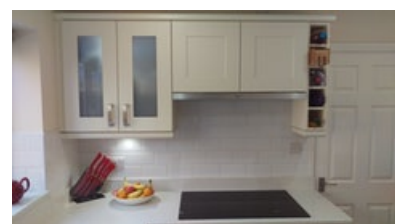
MUST SEE *Four Bedroom Detached Family Home* Garage, Gardens & Driveway! *Ready-to-move-into* Modern Neutral Decor Throughout. *Popular Highly Desired Area* Housesimple are delighted to offer to the market this FABULOUS four bedroom detached property, boasting a GREAT LOCA

Key features:

- Fantastic Family Home
- Must Be Viewed
- Four Bedrooms
- Garage
- Driveway & Gardens
- Samsung Digital Front Door Lock
- Digital CCTV
- quiet area
- next to green belt
- Ready to move in

Extra info:

- **Property Age:** 25 years
- **Council Tax:** Band D (£1831.33 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



MUST SEE *Four Bedroom Detached Family Home* Garage, Gardens & Driveway! *Ready-to-move-into* Modern Neutral Decor Throughout. *Popular Highly Desired Area*

Housesimple are delighted to offer to the market this FABULOUS four bedroom detached property, boasting a GREAT LOCATION conveniently situated close to Amenities, Schools & Public Transport Links. Boasting spacious living space this property would be perfectly suited to a growing family! Ready-to-move-into and boasting modern neutral decor throughout!

Internal accommodation comprises of a welcoming entrance hallway for coats and shoes. A spacious lounge through diner, fitted kitchen with under floor heating, conservatory and utility room. To the first floor there are four bedrooms and a three piece family bathroom. The master room benefits from a ENSUITE. The property has been well maintained by the current owners and has recently been painted throughout and been re-carpeted relatively recently too! Externally to the front there is garden and driveway. To the rear there is a garden and a

relatively recently too! Externally to the front there is garden and driveway. To the rear there is a garden and a decked patio area! This home must be viewed!

Lounge

4.91m x 3.62m

Features LED spotlights, and a mixed fuel Wood burning inset stove, for those cozy winter evenings.

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Coving to ceiling

TV & telephone points

Kitchen

3.20m x 2.94m

Professionally fitted 4 years ago to high specification by a local company. It features an integrated Bosch dishwasher, double electric oven, induction hob, chicstone worktops throughout with a chamfer edge, corner base units, cabinet LED lights, high quality stainless steel sink and tap, underfloor heating. Lots of workspace. Tiling in splash back areas.

Overall it's good sized square kitchen, with separate utility room for white goods and a separate pantry.

Utility Room

1.56m x 1.46m

Features LED spotlights

Underfloor heating.

Dining Room

3.02m x 2.74m

Features LED spotlights

Double glazed French doors leading to the conservatory

Carpeted flooring

Central heating radiator

Coving to ceiling

Conservatory

3.21m x 3.00m

Landing

3.29m x 1.72m

Carpeted flooring

Loft access

Bedroom One

3.69m x 3.66m

Two double glazed windows to the front of the property

Carpeted flooring

Central heating radiator

Fitted wardrobes

TV points

En-suite

2.50m x 1.67m

Travertine tiles, Shower cubicle, high spec digital mira power shower with warm-up mode so that the shower is ready when you are.

Vanity unit with hand wash basin

Towel Radiator

Shaver point
Double glazed frosted window to the front of the property

Bedroom Two

3.44m x 2.68m
Features LED spotlights
Double glazed window to the rear of the property
Carpeted flooring
Central heating radiator
Currently used as a nursery.

Bedroom Three

2.30m x 2.29m
Features LED spotlights
Double glazed window to the rear of the property
Carpeted flooring
Central heating radiator
Currently used as an office.

Bedroom Four

2.61m x 2.12m L Shape
Features LED spotlights.
Double glazed window to the rear of the property
Carpeted flooring
Central heating radiator

Bathroom

2.50m x 1.98m
Features LED spotlights
Double glazed frosted window to the side of the property
Tiled flooring.
Tile bath side with mixer tap
Vanity unit with hand wash basin
Towel radiator
Shaver point
Travertine tiles
Top of the range electric mira shower.

Garage

Electric remote-controlled up and over door. (two high quality chrome-finish remote controllers, one for in the car & one for in the house.).
Power & lighting.
Currently used for storage and workshop.
Could be converted into a snug / reception room, subject to planning. Open up the house even more.

Outside

It's a good sized wide plot. Perfect for an orangery extension at the back. Allowed under permitted development legislation, so no planning permission.

Low maintenance garden.

A real chimney stack.

Other notes.

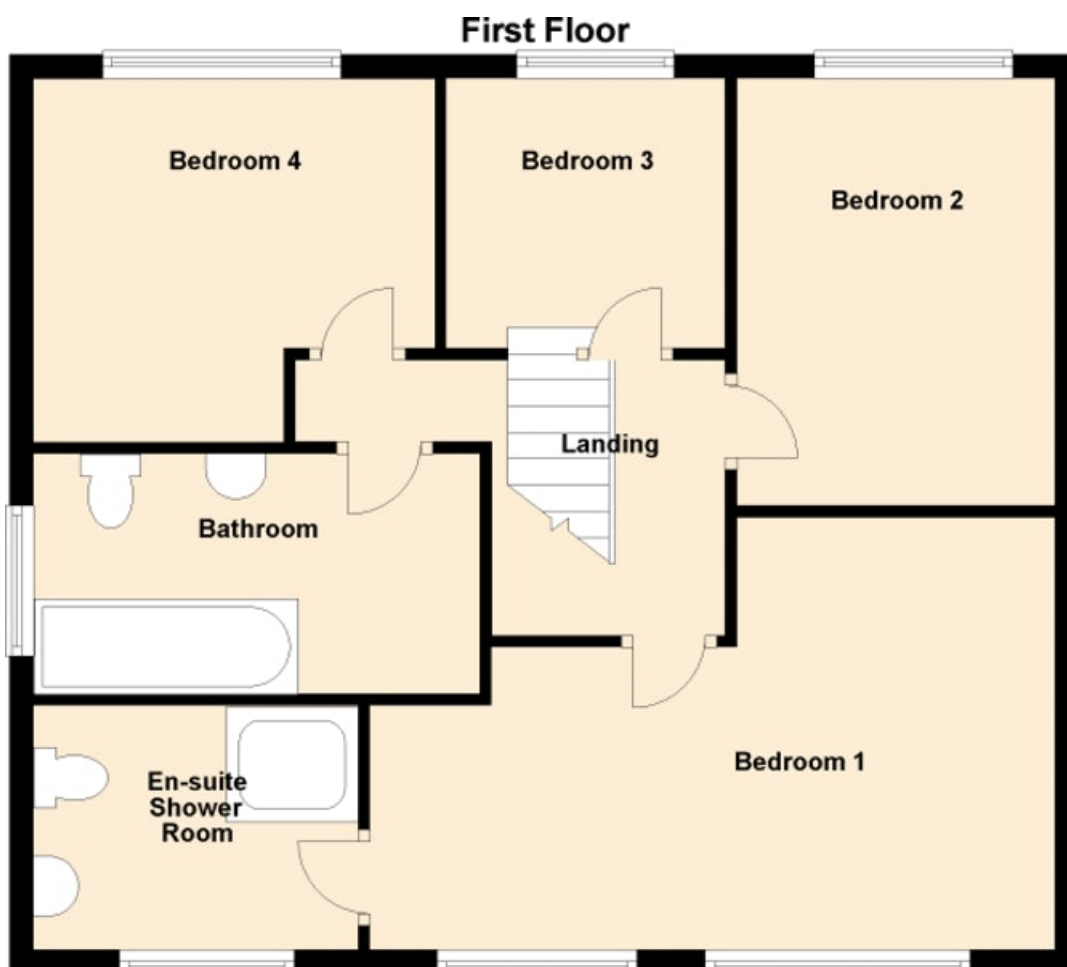
Central heating and underfloor heating is controlled digitally with a Heatmiser remote controlled digital app via WiFi or using the controller on the wall. Control your home from anywhere in the world.

Double glazing fitted professionally in the last 3 years by a local and respected company. FENSA certificate.

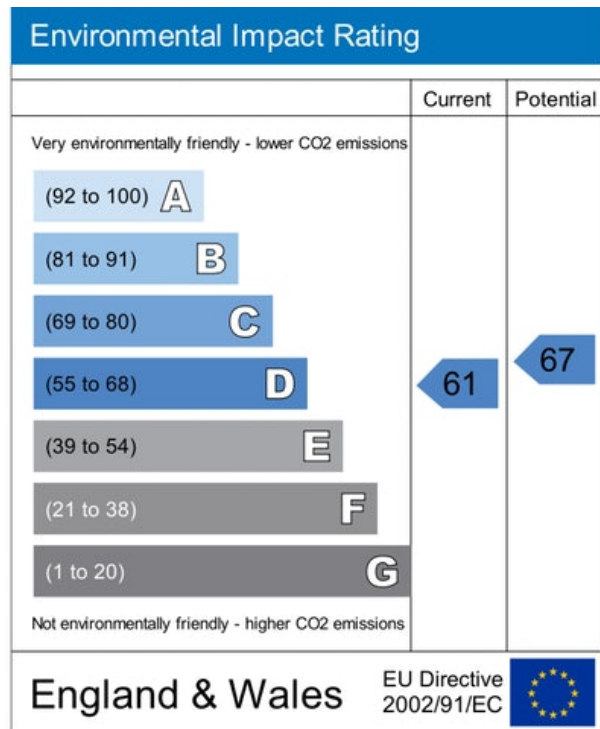
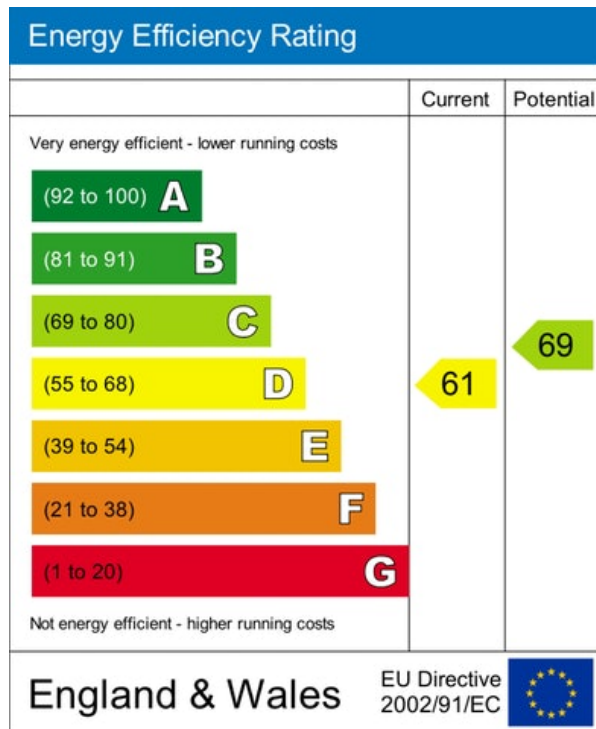
CCTV; a Swann DVR with up to 8 cameras are viewable via an app or via a connected monitor.

Fast fibre broadband is available. currently connecting at speeds of 44 Mbps download.

Loft - partially boarded. Currently used for storage. Could be converted into a 5th bedroom with en-suite, subject to planning.

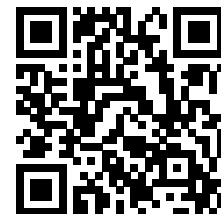
Floor plan:

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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