



*10 Martin Fields
Reedley, Burnley
Offers in the Region of: £270,000*



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10 Martin Fields Reedley, Burnley

Occupying a prime plot, a well presented four-bedroom detached bungalow in the popular Reedley area of Burnley, conveniently situated for local amenities and transport links.

With flexible ground floor living accommodation, generously sized gardens, and potential to add first floor accommodation.

Briefly comprising, welcoming entrance hall, spacious lounge, open plan kitchen/dining room, conservatory, four bedrooms and family bathroom.

To the front of the property there is a private tarmac drive, allowing parking for three vehicles, a single detached garage, along with Indian stone path and lawn area with mature planted borders.

To the rear and side of the property there is an Indian stone patio area, generously sized tiered garden with spacious timber decking patio area along with lawn areas with trees, shrubs, and mature planted borders.



ENTRANCE HALL

A UPVC entrance door opens into the entrance hall, briefly comprising, carpeted flooring, ceiling coving, and ceiling light point. The hall allows open access into the kitchen/dining room.

LOUNGE

The spacious, well presented lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, Adam's style fireplace with living flame gas on a marble hearth, radiator, carpeted flooring, dado rail, ceiling coving, two wall light points, and ceiling light point.

OPEN PLAN KITCHEN/DINING ROOM

The modern kitchen/dining room with a UPVC double glazed window overlooking the rear garden, along with a small UPVC double glazed window overlooking the side of the property, briefly comprising, a range of soft closing base and wall mounted units and kitchen island with complementary solid Oak work surfaces, Astracast sink with chrome mixer tap, integrated appliances, comprising, Caple electric oven and grill, Caple four ring gas hob and glass splashback, stainless steel overhead extractor, Stoves dishwasher, LG American fridge freezer with Ice and water function and Belling washing machine, under counter lighting, radiator, Ceramic floor tiles, ceiling light point and ceiling spotlights. The kitchen allows access out to the side patio area via a UPVC part glazed door.

BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point.

FAMILY BATHROOM

The family bathroom with UPVC double glazed frosted window, briefly comprising, panel bath with chrome mixer tap and shower attachment, pedestal sink with chrome waterfall mixer tap, illuminated mirror, low-level WC, ceramic wall and floor tiles, chrome towel warmer, and ceiling light point.

BEDROOM TWO

Another spacious double bedroom with UPVC double glazed window overlooking the rear garden, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

A single bedroom with UPVC double glazed window overlooking the side of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR/STUDY

A spacious room currently used as a home office, with French doors allowing access into the conservatory, briefly comprising, radiator, carpeted flooring, and ceiling light point.

CONSERVATORY

The UPVC conservatory is accessed from bedroom four/study via French doors, briefly comprising, two radiators, wooden flooring, and ceiling light/fan.

EXTERNAL

To the front of the property there is a private tarmac drive, allowing parking for three vehicles and single detached garage, along with Indian stone path and lawn area with mature planted borders.

To the rear and side of the property there is an Indian stone patio area, generously sized tiered garden with spacious timber decking patio area along with lawn areas with trees, shrubs, and mature planted borders.

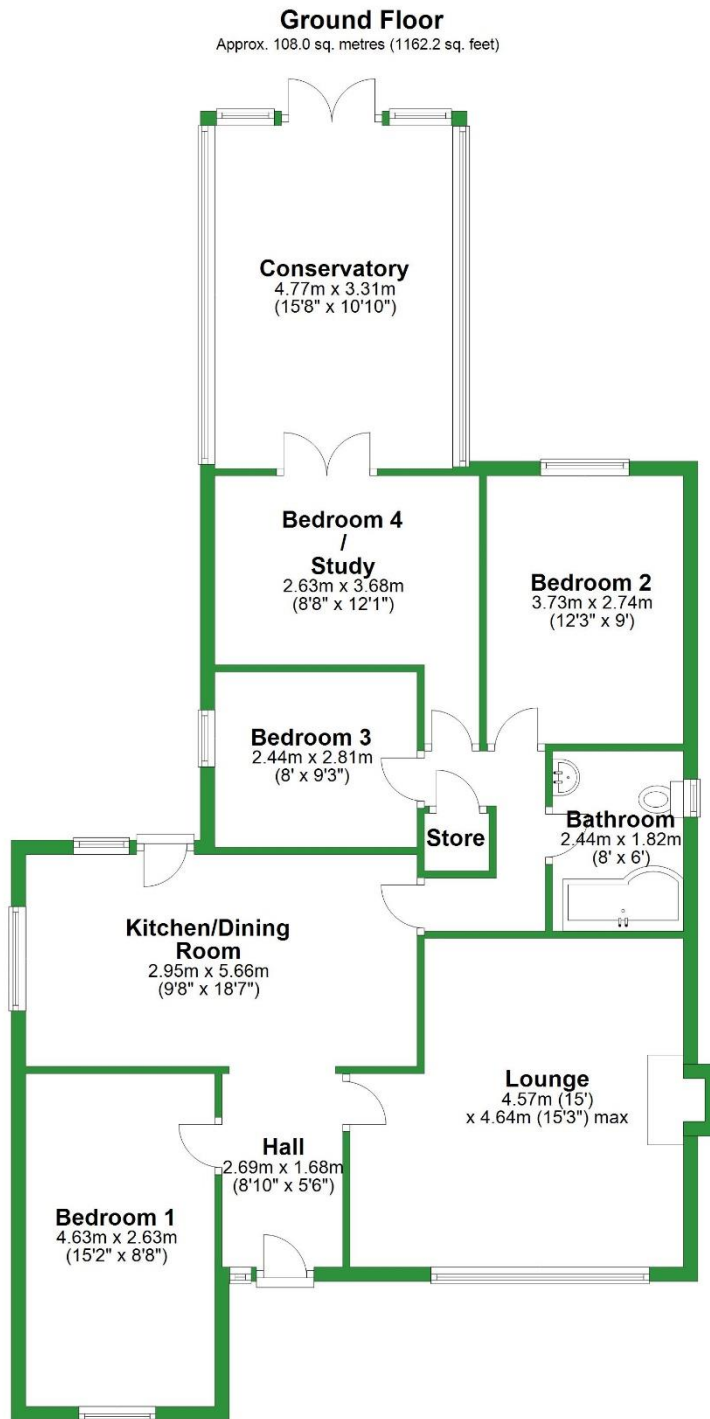
ADDITIONAL INFORMATION

Tenure = Leasehold with a £15 per annum ground rent.

The properties 18-month-old Baxi combination boiler is situated in the loft.

The current owners obtained planning permission to add first floor accommodation with a glass balcony, the permission has now expired but is a good indication of potential approval.





Total area: approx. 108.0 sq. metres (1162.2 sq. feet)

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



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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