



*21 Aspen Drive
Burnley*

Offers In The Region Of: £149,950





21 Aspen Drive, Burnley

A three-bedroom semi-detached home, conveniently situated in a popular area of Burnley, close to local amenities and major transport links.

Briefly comprising, hall, open plan lounge/dining room, and kitchen, on the ground floor, along with three bedrooms, and family bathroom on the first floor.

Externally the property has a spacious lawn area and private tarmac drive to the front, along with a spacious rear garden with Indian stone patio, lawn area, wooden playhouse, and wooden storage shed.



HALL

The hall, briefly comprises, first floor staircase, radiator, laminate flooring, ceiling coving, and ceiling light point.

OPEN PLAN LOUNGE/DINING ROOM

The light filled open plan lounge and dining room with UPVC double glazed bay window overlooking the front of the property and UPVC French doors allowing access out to the spacious rear garden, briefly comprising, wooden fire surround with living flame gas fire, under-stairs storage cupboard, three radiators, laminate flooring, ceiling coving, and two ceiling light points. The dining room area allows open access into the kitchen.



KITCHEN

The kitchen with UPVC double glazed window overlooking the rear garden, briefly comprising, a range of base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, white sink with mixer tap, Lamona electric oven, and Whirlpool four ring gas hob, space for a freestanding fridge freezer, space for a washing machine, vinyl floor, and ceiling light point.



BEDROOM ONE

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

BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



BEDROOM THREE

A single bedroom three with UPVC double glazed window overlooking the front of the property, briefly comprising, built in storage cupboard radiator, carpeted flooring, and ceiling light point.



BATHROOM

The bathroom with UPVC double glazed frosted window, briefly comprises, panelled bath with chrome mixer tap and shower attachment, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, vinyl flooring, and ceiling light point.



EXTERNAL

Externally the property has a spacious lawn area and private tarmac drive to the front, along with a spacious rear garden with Indian stone patio, lawn area, wooden playhouse, and wooden storage shed.

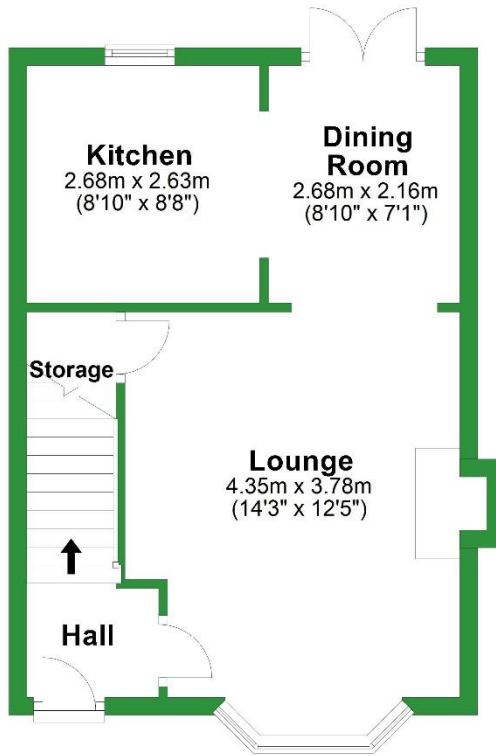
ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax = Band C

Ground Floor

Approx. 35.1 sq. metres (378.1 sq. feet)

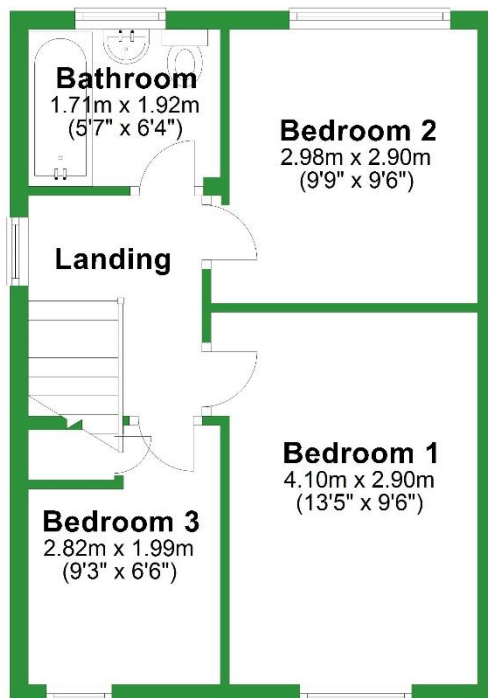


Total area: approx. 69.7 sq. metres (750.5 sq. feet)

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

First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



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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Approx. 37.4 sq. metres (403.0 sq. feet)