



**Mile End Close, Foulridge Offers in the region of £620,000**

- A Fantastic Family Home
- Six Bedrooms
- Over Four Floors
- Popular Location
- Canal Views
- Driveway
- Double Garage
- Extensive Gardens
- Must Be Viewed



## INTRODUCTION

**\*A STUNNING SIX BEDROOMED DETACHED PROPERTY ON AN IMPRESSIVE PLOT\***

*Situated on a stunning plot overlooking the Leeds Liverpool canal and boasting stunning scenic views, this beautifully presented six bedroomed detached property is being welcomed to the market in a popular area of Foulridge. Set over four floors with an abundance of outdoor and indoor space, this fantastic property has been well maintained by the current occupants, it is situated conveniently close to schools, local amenities, bus routes and network links to Burnley, Colne and Skipton.*

*The property comprises briefly; a stunning entrance hallway with stairs to the lower floor and also the first floor, with doors leading to the dining kitchen, WC and to the reception room. The lower floor provides access to a double bedroom with en-suite shower room, a WC and door to a spacious second reception room. The second reception leads through to a third reception room which is currently being used as a storage area. The first floor landing has doors to three double bedrooms and a modern three piece bathroom suite, as well as stairs to the second floor. The master bedroom benefits from its own en-suite. The second floor landing has doors to two double bedrooms and a three piece bathroom.*

*Externally there is a stunning tiered garden to the rear with decking area and laid to lawn areas overlooking the canal. The front of the property boasts fantastic off-road parking for numerous vehicles leading to a double garage. For further information, or to arrange a viewing, please contact our Burnley office at your earliest convenience.*

## Ground Floor

Hardwood double glazed frosted door to the hall.

## Hall

**24'2 x 7'6 (7.37m x 2.29m)**

UPVC double glazed window, central heating radiator, smoke alarm, spotlights, stairs to the first floor and to the lower floor and doors leading to the dining kitchen, WC and to the reception room.

## Reception Room One

**24'2 x 14'9 (7.37m x 4.50m)**

Two UPVC double glazed windows, central heating radiator, spotlights, smoke alarm, television point, tiled flooring and two UPVC double glazed French doors leading to the rear.

## Dining Kitchen

**24'1 x 14'3 (7.34m x 4.34m)**

UPVC double glazed window, upright contemporary central heating radiator, a range of wood effect wall and base units, granite effect work surfaces, tiled splash-backs, stainless steel double sink, drainer and mixer tap, integrated electric oven with a five ring induction hob, extractor hood, space for an American fridge freezer, integrated dishwasher, integrated washing machine, island, spotlights, wood effect flooring, smoke alarm and UPVC double glazed French doors to the rear.

## WC

**5'1 x 3'1 (1.55m x 0.94m)**

Chrome heated towel rail, two piece suite comprises: a pedestal wash basin with mixer tap, twin flush WC, part-tiled elevations, extractor fan and tiled flooring.

## Lower Ground Floor Landing

**19' x 8'1 (5.79m x 2.46m)**

Central heating radiator, wood effect flooring and doors leading to bedroom one, reception room two, to the WC and to the utility room.

## Utility Room

**25'11 x 7' (7.90m x 2.13m)**

Central heating radiator, plumbing for a washing machine, space for a tumble dryer, stainless steel sink, drainer and mixer tap, storage cupboard housing a boiler and wood effect flooring.

## WC

**6'8 x 4'8 (2.03m x 1.42m)**

Chrome heated towel rail, two piece suite comprises: pedestal wash basin with mixer tap, twin flush WC, part-tiled elevations and tiled flooring.

## Bedroom One

**20' x 14'3 (6.10m x 4.34m)**

UPVC double glazed window, central heating radiator, smoke alarm, spotlights, wood effect flooring and a door to the en-suite.

## En-Suite

**10'11 x 7'10 (3.33m x 2.39m)**

Chrome heated towel rail, three piece suite comprises: pedestal wash basin with mixer tap, twin flush WC, a double direct feed shower enclosure, fully-tiled elevations, extractor fan, spotlights and tiled flooring.

## Reception Room Two

**36'6 x 17'4 (11.13m x 5.28m)**

Two UPVC double glazed sliding doors to the rear, smoke alarm, wood effect flooring and double doors leading to reception room three.

## Reception Room Three

**18'11 x 18'9 (5.77m x 5.72m)**

UPVC double glazed sliding doors, central heating radiator, smoke alarm, spotlights and wood effect flooring.

## First Floor Landing

**23'7 x 7'6 (7.19m x 2.29m)**

Two UPVC double glazed windows, central heating radiator, spotlights, smoke alarm, wood effect flooring, stairs to the second floor and doors leading to the bathroom and to three bedrooms.

## Bedroom Two

**16'4 x 14'3 (4.98m x 4.34m)**

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, wood effect flooring and a door to the en-suite.

## En-Suite

**7'10 x 4'9 (2.39m x 1.45m)**

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: twin flush WC, a double direct feed shower enclosure, pedestal wash basin with mixer tap, fully-tiled elevations, tiled flooring, spotlights and extractor fan.

## Bedroom Three

**14'3 x 12'2 (4.34m x 3.71m)**

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and wood effect flooring.

## Bedroom Four

**14'3 x 11'7 (4.34m x 3.53m)**

UPVC double glazed window, central heating radiator, smoke alarm, spotlights and wood effect flooring.

## Bathroom

**9' x 7'8 (2.74m x 2.34m)**

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprises: twin flush WC, pedestal wash basin with mixer tap, a panelled bath with direct feed shower, fully-tiled elevations, spotlights, extractor fan and tiled flooring.

## Second Floor Landing

**11'3 x 5'8 (3.43m x 1.73m)**

Velux window, fitted storage, wood effect flooring and doors leading to a storage cupboard, the bathroom and to two bedrooms.

## Bedroom Five

**17' x 14'7 (5.18m x 4.45m)**

Two Velux windows, central heating radiator, spotlights, smoke alarm and wood effect flooring.

## Bathroom

**7'9 x 6'11 (2.36m x 2.11m)**

Velux window, chrome heated towel rail, three piece suite comprises: twin flush WC, a direct feed shower enclosure, pedestal wash basin with mixer tap, fully-tiled elevations, spotlights, extractor fan and tiled flooring.

## Bedroom Six

**17'1 x 14'2 (5.21m x 4.32m)**

UPVC double glazed window, two Velux windows, central heating radiator, spotlights, smoke alarm, loft access and wood effect flooring.

## Front External

Extensive off-road parking on the driveway providing off-road parking for numerous vehicles leading to the double garage.

## Rear External

An extensive tiered garden overlooking the canal, laid to lawn areas and decked patios.

## Agents Notes

Council Tax Band G

