

58 FOXCROFT
BURNLEY
BB12 0EH

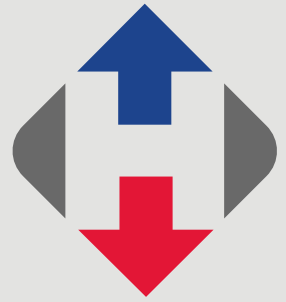
£117,500



- Modern mews style house
- Brand new fitted kitchen
- New boiler with 7 year guarantee
- Driveway for 2 cars & rear garden
- Open views to the front
- 2 double bedrooms
- New carpets & decoration
- 60 m2 (642 sq ft) approx.

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A modern mews style house tucked away at the end of a cul-de-sac in this private location with open outlooks to the front towards open countryside. Having been recently improved the house benefits from a brand new fitted kitchen, new boiler with seven year guarantee, new 2-piece cloakroom, new decoration throughout and brand new carpets and floor coverings. The front door leads to an entrance hall with staircase off; there is a cloakroom, modern contemporary kitchen plus a lounge with dining area and PVC French doors opening onto the rear garden. The first floor has two double bedrooms and a three-piece bathroom with shower over the bath. Externally there is a driveway for two cars, front lawn with path to the front door and an enclosed rear garden with lawn, patio and planting areas.



The house is situated in this desirable location on the edge of this popular development with direct access to the foot bridge which crosses the River Calder and a short walk leads to Crow Wood Leisure Centre, Spa and Hotel. Wellfield School and St Mary Magdalene's Primary Schools are also just round the corner.

This property is ideal for a first time buyer and offers a modern bright house which is ready to move into.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: Through half-glazed front door with staircase off to first floor.

CLOAKROOM: Newly-installed 2-piece white suite comprising low suite w.c with push button flush, pedestal wash handbasin with chrome mixer tap and tiled splashback.

KITCHEN: 2.8m x 1.8m (9'4" x 5'10"); brand new grey Shaker style fitted kitchen with square edge wood effect laminate work surface and white brick tile splashback with under unit lighting, stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring ceramic hob with stainless steel extractor canopy over, space for fridge freezer, plumbing for a washing machine, open outlooks towards neighbouring countryside.

OPEN PLAN LOUNGE & DINING AREA: 4.9m x 3.8m narrowing to 2.7m (16' x 12'4" narrowing to 8'9"); with coved cornicing, television point, large understairs storage cupboard and glazed PVC French doors opening onto the rear garden.

FIRST FLOOR:

LANDING: With coved cornicing and loft access.

BEDROOM ONE: 2.7m x 3.8m (9' x 12'4"); with television point, BT telephone point and coved cornicing.

BEDROOM TWO: 2.9m x 3.8m narrowing to 2.6m (9'5" x 12'4" narrowing to 8'8"); with 2 windows to front elevation offering excellent views towards open countryside, overstairs airing cupboard housing Baxi central heating boiler installed in December 2019 with a 7 year guarantee.





BATHROOM: 3-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome mixer tap and panelled bath with chrome tap and Mira thermostatic shower over with glass shower screen, part-tiled walls, extractor fan and wall-light point.

OUTSIDE: To the front of the property is a tarmac driveway providing parking for 2 cars, front lawn garden with paved pathway and steps up to front door with planting area and outside lighting. To the rear there is a south west facing garden benefiting from the afternoon and evening sun with paved patio area and steps up to a lawn with planting areas and timber boundary fence, outside light and power socket.

HEATING: Gas fired hot water central heating with newly installed central heating boiler complemented by modern UPVC double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: The property is freehold.

COUNCIL TAX BAND B.

ADDITIONAL INFORMATION: The property has been completely re-decorated throughout and has brand new floor coverings and carpets.

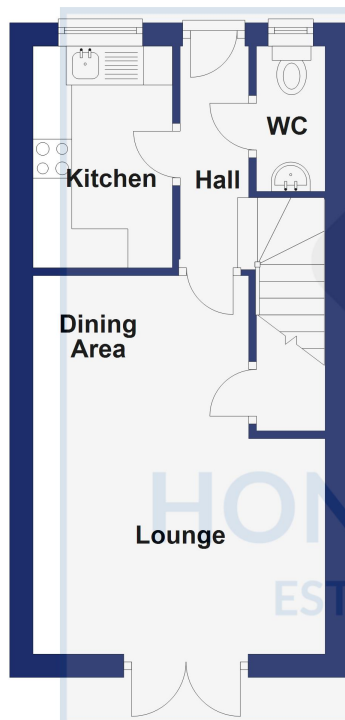
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Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

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