



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Lower Manor Lane, Burnley, BB12 OEB

### Offers Over £230,000

AN IDYLIC FAMILY HOME

Nestled on the sought-after Lower Manor Lane in Burnley, this enviable semi-detached family home has been thoughtfully renovated and extended to offer a spacious and contemporary living experience. The property boasts stylish and neutral interiors, complemented by modern fixtures and fittings that create a welcoming atmosphere throughout.

As you step inside, you will be greeted by an abundance of indoor space, perfect for family living. The highlight of this home is the fantastic extension that features an open-plan kitchen diner, ideal for entertaining and family gatherings. This area flows seamlessly into a well-appointed utility room, ensuring practicality for everyday life. Additionally, the property includes a study and snug, currently utilised as a fourth and fifth bedroom, providing flexibility to accommodate your family's needs.

The outdoor space is equally impressive, offering ample room for children to play and for hosting summer barbecues. The garden is a blank canvas, ready for your personal touch, making it a delightful retreat for relaxation.

Situated in a popular estate, this home is in a desirable location that is perfect for families. With the potential to create up to five bedrooms, this property truly offers versatility and room for

# Lower Manor Lane, Burnley, BB12 0EB

Offers Over £230,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Ample Off Road Parking
- Ideal Family Home
- Abundance Of Indoor And Outdoor Space
- Contemporary Fitted Kitchen And Dining Space
- Sought After Area
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to hall.

### Hall

12'10" x 5'9" (3.91m x 1.75m)

Central heating radiator, smoke alarm, wood effect lino, oak doors to reception room, snug/bedroom four, kitchen/dining area and stairs to first floor.

### Reception Room

12'10" x 10'3" (3.91m x 3.12m)

UPVC double glazed inset bow window and central heating radiator.

### Snug/Bedroom Four

15'11" x 6'11" (4.85m x 2.11m)

UPVC double glazed window, central heating radiator, spotlights and oak door to utility.

### Kitchen/Dining Area

20' x 16'8" (6.10m x 5.08m)

Two UPVC double glazed windows, two central heating radiators, range of grey matte wall and base units, granite effect surface, tiled splash back, inset stainless steel sink with mixer tap, integrated electric oven and combi microwave, five ring gas hob and extractor hood, plumbed for dishwasher, spotlights, television point, wood effect lino, concertina double doors to office/bedroom five and UPVC double glazed door to utility room.

### Office/Bedroom Five

7'9" x 8'8" (2.36m x 2.64m)

UPVC double glazed window and central heating radiator.

### Utility Room

17'6" x 6'11" (5.33m x 2.11m)

Grey integrated matte base unit, plumbed for washing machine and dryer, space for American fridge freezer, spotlights, wood effect lino flooring, oak door to WC and UPVC double glazed frosted door to rear.

### WC

5'10" x 4'2" (1.78m x 1.27m)

UPVC double glazed frosted window, dual flush WC and wood effect lino flooring.

## First Floor

## Landing

9'2" x 6'2" (2.79m x 1.88m)

UPVC double glazed window, loft access, smoke alarm, over stairs storage, oak doors to three bedrooms and bathroom.

### Bedroom One

12'7" x 9'7" (3.84m x 2.92m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'8" x 9'7" (3.25m x 2.92m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

6'10" x 6'2" (2.08m x 1.88m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'9" x 6'2" (2.06m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, panel bath with direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, tiled elevation, spotlights, inset shelving, LED mirror and wood effect tiled floor.

### External

#### Rear

Enclosed tiered laid to lawn garden with paving, bedding areas and mature shrubs.

#### Front

Double driveway.



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