



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(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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## Herkomer Avenue, Burnley, BB11 3QD

### £270,000

#### AN OUTSTANDING FAMILY HOME

Nestled on the charming Herkomer Avenue in Burnley, this three-bedroom semi-detached house has been fully renovated in recent years. The property boasts modern fixtures and fittings that enhance its appeal. The heart of the home is undoubtedly the enviable open-plan kitchen and living space, perfect for both entertaining and family gatherings.

This delightful residence offers off-road parking and a detached storage garage, providing ample convenience for busy family life. The garden space, thoughtfully designed for both the front and rear, invites you to enjoy outdoor living, whether it be for relaxation or play.

Inside, you will find two inviting living areas that provide flexibility for various activities, alongside three generously sized bedrooms that ensure comfort for all family members. The beautifully fitted family bathroom adds a touch of luxury to daily routines, making this property a true haven for family living.

Location is key, and this home does not disappoint. Just a stone's throw from the vibrant town centre, it is also conveniently situated near bus routes, local schools, and essential amenities. Furthermore, excellent network links to Pendle, Rossendale, Accrington, and major motorways make commuting a breeze.

# Herkomer Avenue, Burnley, BB11 3QD

£270,000



- Exceptional Semi Detached Property
- Open Plan Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Move-in Ready
- Tenure Leasehold
- Four Piece Bathroom Suite
- Immaculate Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Porch

6'4 x 2'0 (1.93m x 0.61m)

Composite double glazed frosted leaded front door, UPVC double glazed window, spotlights, wood effect laminate flooring and hardwood single glazed frosted door to hall.

### Hall

14'2 x 7'10 (4.32m x 2.39m)

Hardwood single glazed frosted leaded window, UPVC double glazed window, central heating radiator, coving, smoke detector, under stairs storage, wood effect laminate flooring, hardwood doors leading to two reception rooms, kitchen/dining area and stairs to first floor.

### Reception Room One

15'8 x 13'4 (4.78m x 4.06m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, picture rail, cast iron multi fuel burner with exposed brick surround and stone hearth, television point and wood effect laminate flooring.

### Reception Room Two

12'5 x 12'2 (3.78m x 3.71m)

Central heating radiator, open coal fire with tiled hearth and surround, picture rail, two feature wall lights and open to kitchen/dining area.

### Kitchen/Dining Area

19'9 x 18'3 (6.02m x 5.56m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, ceramic Belfast sink with mixer tap, four door Rangemaster cooker with five ring gas hob and hot plate, integrated extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing machine, spotlights, granite effect breakfast bar, tiled effect vinyl flooring, UPVC double glazed bi-folding door to rear and composite double glazed frosted door to side elevation.

## First Floor

### Landing

8'1 x 7'9 (2.46m x 2.36m)

UPVC double glazed window, picture rail, loft access, smoke detector, doors leading to three bedrooms and bathroom.

### Bedroom One

15'8 x 13'4 (4.78m x 4.06m)

UPVC double glazed bow window, central heating radiator, picture rail and fitted wardrobes.

### Bedroom Two

12'2 x 11'11 (3.71m x 3.63m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

### Bedroom Three

18'8 x 6'10 (5.69m x 2.08m)

UPVC double glazed window, electric heater, central heating radiator and picture rail.

## Bathroom

8'7 x 7'9 (2.62m x 2.36m)

Two UPVC double glazed frosted window, central heated towel rail, rolltop bath and clawfoot bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, double direct feed rainfall shower enclosed with rinse head, tiled elevations, exposed brick elevations, spotlights, extractor fan and tiled flooring.

## External

### Rear

Enclosed garden with laid to lawn, paving, wood chippings and access to detached garage.

### Front

Laid to lawn garden with mature shrubbery and off road parking.



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