



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Oakwood Close, Burnley, BB10 2DY

### £290,000

#### THE PERFECT FAMILY HOME

Nestled in the tranquil cul-de-sac of Oakwood Close, Burnley, this exquisite detached house is a true gem, offering a harmonious blend of modern living and comfort. The property has been meticulously updated to the highest standard, showcasing immaculate presentation and stylish interiors that are sure to impress.

Boasting three generously sized bedrooms, this home provides ample space for families or those seeking extra room for guests. The open plan living and kitchen area is perfect for entertaining, allowing for a seamless flow between spaces. An added conservatory enhances the living experience, flooding the home with natural light and offering a delightful spot to relax and enjoy the panoramic views over Burnley.

The property is set within a sought-after estate, ensuring a peaceful environment while still being conveniently located. With no properties overlooking it, you can enjoy your privacy in the stunning wrap-around gardens, which provide an ideal setting for outdoor activities or simply unwinding in the fresh air.

Additional features include a garage and off-road parking, making this home not only beautiful but also practical. This property is the perfect family home, ready for you to move straight in and start creating lasting memories. Don't miss the opportunity to make this exceptional house your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.



# Oakwood Close, Burnley, BB10 2DY

## £290,000



- Exceptional Detached Property
  - Open Plan Living
  - Off Road Parking and Garage
  - EPC Rating TBC
- Three Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Spacious Rear Garden
  - Council Tax Band D

### Ground Floor

#### Entrance Porch

8'11 x 5'10 (2.72m x 1.78m)  
Composite double glazed frosted front door, UPVC double glazed leaded window, acoustic panelled elevations, spotlights, integrated storage, granite effect vinyl flooring and hardwood single glazed door to hall.

#### Hall

7'5 x 6'1 (2.26m x 1.85m)  
Central heating radiator, dado rail, under stairs storage, oak doors leading to WC, open plan reception room and stairs to first floor.

#### WC

6'1 x 2'10 (1.85m x 0.86m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, PVC to ceiling and tiled flooring.

#### Open Plan Reception Room/Dining Room

25'8 x 13'11 (7.82m x 4.24m)  
UPVC double glazed window, central heating radiator, coving, television point, gas fire with limestone hearth and surround, open to kitchen, oak single glazed double doors to conservatory and UPVC double glazed leaded French doors to rear.

#### Kitchen

10'8 x 8'9 (3.25m x 2.67m)  
UPVC double glazed leaded window, range of panelled wall and base units with granite work surfaces, marble splashback, inset composite sink with mixer tap, integrated high rise double oven and combi microwave, four ring induction hob and extractor hood, integrated fridge freezer, spotlights, PVC to ceiling, under unit lighting and tiled flooring.

#### Conservatory

11'10 x 10'9 (3.61m x 3.28m)  
UPVC double glazed windows, polycarbonate roof and UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'1 x 6'3 (2.46m x 1.91m )  
UPVC double glazed leaded window, loft access, smoke detector, dado rail, storage cupboard, doors leading to three bedrooms and bathroom.

#### Bedroom One

14'0 x 11'10 (4.27m x 3.61m)  
UPVC double glazed leaded window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'10 x 11'5 (3.61m x 3.48m)  
UPVC double glazed leaded window and central heating radiator.

### Bedroom Three

11'1 x 8'1 (3.38m x 2.46m)  
UPVC double glazed leaded window, central heating radiator, spotlights and over stairs storage.

### Bathroom

7'9 x 5'10 (2.36m x 1.78m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner panel bath with enclosure, direct feed rainfall shower, rinse head, Bluetooth sound system and jets, PVC to ceiling, spotlights, extractor fan and tiled effect vinyl flooring.

### External

#### Rear

Wraparound garden with laid to lawn, composite decking, bedding, access to summer house, shed and garage.

#### Front

Laid to lawn garden with bedding areas, mature shrubbery, driveway and access to garage.



Tel: 01282469023

www.keenans-estateagents.co.uk