



## Red Lees Road, Burnley, BB10 4HZ

### £320,000

EXCEPTIONAL SEMI DETACHED FAMILY HOME

Situated on the charming Red Lees Road in Burnley, this stunning semi-detached family home is a true gem, ready for you to move straight in. Boasting four spacious bedrooms and two well-appointed bathrooms, this property offers ample space for families of all sizes.

The heart of the home is undoubtedly the beautiful contemporary fitted kitchen, which seamlessly opens into a delightful dining area, perfect for entertaining guests or enjoying family meals. The design is both functional and stylish, making it a wonderful space for culinary creativity.

Set on a good-sized plot, the property features immaculate externals that enhance its curb appeal. The well-maintained garden provides a lovely outdoor space for relaxation and play, while the driveway and detached garage offer convenient parking and additional storage options.

This home is not just a place to live; it is a sanctuary where comfort meets modern living. With its ideal location and impressive features, this property is sure to attract those seeking a perfect family home in Burnley. Don't miss the opportunity to make this stunning house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Red Lees Road, Burnley, BB10 4HZ

£320,000



- Exquisite Semi Detached Property
- Contemporary Fitted Kitchen
- Ample Off Road Parking
- EPC Rating D
- Four Bedrooms
- Open Plan Living
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

## Ground Floor

### Entrance Hall

15'6 x 6'10 (4.72m x 2.08m)

Composite double glazed frosted leaded front door and windows, central heating radiator, coving, wood effect flooring, doors leading to WC, reception room, dining room, kitchen and stairs to first floor.

### WC

4'11 x 2'3 (1.50m x 0.69m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap and wood effect flooring.

### Reception Room

12'5 x 10'11 (3.78m x 3.33m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, log burner with stone hearth and surround, television point, wood effect flooring and double doors to dining room.

### Dining Room

12'5 x 11'3 (3.78m x 3.43m)

Central heating radiator, coving, ceiling rose, gas fire with slate hearth and surround, wood effect flooring and open to kitchen.

### Kitchen

19'11 x 16'4 (6.07m x 4.98m)

Two Velux windows, UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces and upstands, inset stainless steel sink with integrated draining ridges and high spout mixer tap, integrated oven with five ring gas hob and extractor hood, glass splashback, integrated fridge freezer, integrated dishwasher, integrated washing machine, under unit lighting, plinth heater, spotlights, tiled flooring and aluminium double glazed bi-folding doors to rear.

## First Floor

### Landing

9'9 x 7'2 (2.97m x 2.18m)

UPVC double glazed frosted window, doors leading to three bedrooms, family bathroom and stairs to second floor.

### Bedroom One

12'6 x 11'0 (3.81m x 3.35m)

UPVC double glazed bow window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

7'4 x 4'3 (2.24m x 1.30m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed with rinse head, LED illuminated mirror, partially tiled elevations, extractor fan and wood effect flooring.

### Bedroom Two

12'5 x 6'8 (3.78m x 2.03m)

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

### Bedroom Three

7'11 x 6'9 (2.41m x 2.06m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'9 x 6'9 (2.06m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, shower niche, tiled elevations, spotlights and wood effect flooring.

## Second Floor

### Bedroom Four

13'5 x 11'6 (4.09m x 3.51m)

Three Velux windows, central heating radiator and eaves storage.

### External

### Rear

Enclosed garden with artificial lawn, porcelain tiles, Indian stone paving, composite decking, bedding, external power, water tap, covered seating area and access to detached garage.

### Front

Tarmac driveway, paving, bedding area, stone steps leading up to entrance, side gate to rear garden and access to detached garage.

### Detached Garage

20'5 x 9'6 (6.22m x 2.90m)

Hardwood single glazed window, power, lighting and aluminium double garage doors.



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