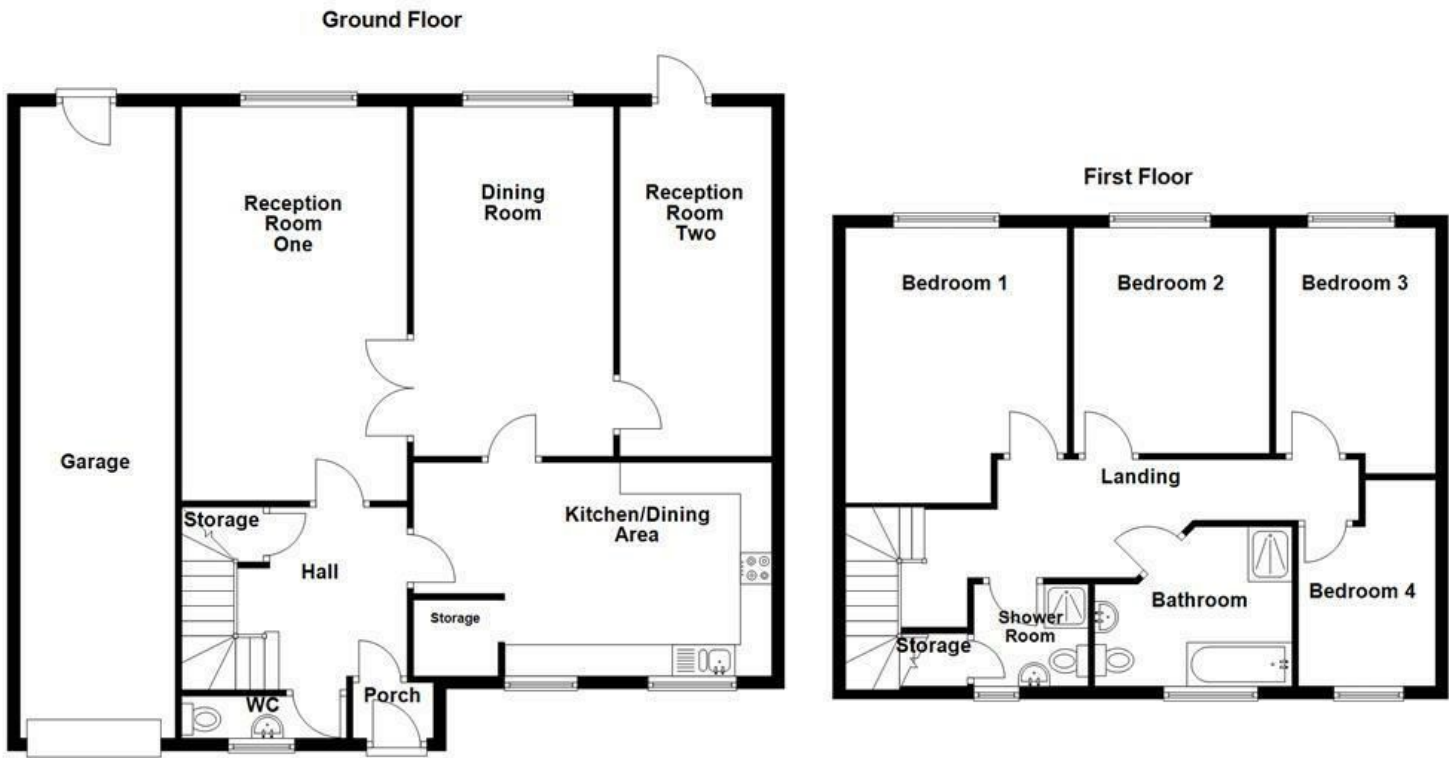




Kenilworth Close, Burnley, BB12 8SG

 Offers Over £250,000

FOUR BEDROOM DETACHED FAMILY HOME BURSTING WITH POTENTIAL

Located in the serene Kenilworth Close, Padiham, Burnley, this impressive four-bedroom detached house offers a perfect blend of space, comfort, and potential. Set on a substantial plot, the property boasts a generous driveway that can accommodate multiple vehicles, ensuring convenience for families and guests alike.

Upon entering, you are greeted by a welcoming atmosphere, with three spacious reception rooms that provide ample space for relaxation and entertainment. The charming fitted kitchen is a delightful feature, ideal for culinary enthusiasts and family gatherings. The dining room seamlessly connects to the living areas, creating an inviting space for shared meals and memorable moments.

The ground floor also includes a convenient downstairs WC, enhancing the practicality of the home. Ascending to the first floor, you will find four generously sized bedrooms, each offering a comfortable retreat. The family bathroom and a separate shower room provide essential facilities for busy mornings and evening routines.

The outdoor space is truly a highlight, featuring a large green area complemented by a tranquil pond, perfect for enjoying peaceful afternoons or hosting summer barbecues. The garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Four Spacious Bedrooms
 - Fitted Kitchen
 - Family Bathroom And Shower
 - Sought After Location
- Detached House On Huge Plot
 - Council Tax Band E
 - EPC Rating TBC
- Driveway For Numerous Vehicles And Garage For Extra Storage
 - Downstairs WC
 - Tenure Freehold

Ground Floor

Entrance

UPVC frosted door to porch.

Porch

4'3 x 3'1 (1.30m x 0.94m)

Dado rail, wood effect laminate flooring and UPVC frosted door to hall.

Hall

11'10 x 9'6 (3.61m x 2.90m)

Central heating radiator, doors to WC, storage, reception room, kitchen/dining area, wood effect laminate flooring and stairs to first floor.

WC

8'8 x 2'3 (2.64m x 0.69m)

UPVC frosted window, central heating radiator, low flush WC, wall mounted wash basin and wood effect laminate flooring.

Reception Room

20'4 x 11'11 (6.20m x 3.63m)

UPVC double glazed window, central heating radiator, coving, gas fire with ornate fire surround, two feature wall lights, wood effect laminate flooring and double doors leading to dining room.

Dining Room

18'8 x 10'3 (5.69m x 3.12m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate flooring and doors to reception room two and kitchen/dining area.

Kitchen/Dining Area

18'11 x 11'1 (5.77m x 3.38m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, granite effect work tops, stainless steel one and a half sink and drainer with mixer tap, tiled splash back, Bosch oven and microwave in a high rise unit, four ring induction hob, extractor hood, plumbed for washing machine, space for fridge freezer and wood effect laminate flooring.

Reception Room Two

19' x 8' (5.79m x 2.44m)

Central heating radiator, coving, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

26'9 x 7' (8.15m x 2.13m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to four bedrooms, bathroom and shower room.

Bedroom One

14'5 x 11'11 (4.39m x 3.63m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

11'3 x 10'4 (3.43m x 3.15m)

UPVC double glazed window, central heating radiator and coving,

Bedroom Three

12'6 x 8'2 (3.81m x 2.49m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

10'5 x 7'11 (3.18m x 2.41m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

10'5 x 8'9 (3.18m x 2.67m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, panelled double bath with mixer tap, coving, spotlights and part tiled elevation.

Shower Room

6' x 5'4 (1.83m x 1.63m)

UPVC frosted window, central heating radiator, enclosed electric feed shower, low flush WC, pedestal wash basin, above stairs storage, part tiled elevation and spotlights.

External

Rear

Enclosed laid to lawn garden, stone paving, bedding areas, mature shrubbery and pond.

Front

Paved drive, laid to lawn garden, stone chippings, shrubbery and access to garage.

Garage

33'1 x 8'2 (10.08m x 2.49m)



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