

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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	

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Fairways Drive, Burnley, BB11 3QF

Offers Over £260,000

IMPRESSIVE THREE BEDROOM SEMI DETACHED PROPERTY

Located on Fairways Drive in Burnley, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and inviting home. Boasting three well-proportioned bedrooms, this property is designed for comfortable living and is ready for you to move in without delay.

As you approach the house, you will be greeted by a large driveway that can accommodate multiple vehicles, ensuring convenience for family and guests alike. The stunning garden is a true highlight, offering a delightful outdoor space perfect for relaxation and entertaining.

Inside, the property features two generous living areas, providing ample room for family gatherings and leisure activities. The contemporary fitted kitchen is a chef's dream, seamlessly connecting to the dining area, making it ideal for both everyday meals and special occasions. Additionally, a separate utility area and a convenient WC enhance the practicality of the home.

The family bathroom has been thoughtfully renovated, ensuring a modern and stylish space for your daily routines. This home is not only aesthetically pleasing but also functional, making it a perfect fit for a growing family.

In summary, this property on Fairways Drive is a spacious, well-appointed family home that combines modern living with charming features. With its beautiful garden, ample parking, and contemporary interiors, it is an opportunity not to be missed. Come and see for yourself the potential this lovely home has to offer.

Fairways Drive, Burnley, BB11 3QF

Offers Over £260,000



- Three Bedroom Semi Detached Home
- Modern Family Bathroom
- Off Road Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Stunning Rear Garden Space
- EPC Rating - C
- Contemporary Fitted Kitchen
- Separate Utility Room And WC
- Council Tax Band - C

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

7'1 x 2'4 (2.16m x 0.71m)

UPVC frosted window, PVC ceiling, wood effect lino flooring, composite frosted door to reception room one.

Reception Room One

18'1 x 14 (5.51m x 4.27m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, storage, double doors to kitchen diner, stairs to first floor,

Kitchen Diner

17'11 x 11'3 (5.46m x 3.43m)

UPVC double glazed window, central heating radiator, integrated fridge/freezer and dishwasher, spotlights, pendant light, panelled wall and base units, wood effect surfaces, ceramic sink and drainer with high spout mixer tap, four ring induction hob, extractor hood, oven and microwave, UPVC French doors to rear, door to utility, wood effect laminate flooring.

Utility Room

8'11 x 8'8 (2.72m x 2.64m)

Panelled wall and base units, granite effect surfaces, plumbing for washing machine, PVC ceiling, spotlights, wood effect lino flooring, door to WC and reception room two.

WC

3'3 x 2'3 (0.99m x 0.69m)

Dual flush WC, PVC ceiling, spotlights, wood effect lino flooring.

Reception Room Two

11'4 x 8 (3.45m x 2.44m)

Four UPVC double glazed windows, central heating radiator, PVC ceiling, spotlights, wood effect lino flooring, UPVC French doors to rear,

First Floor

Landing

7'7 x 5'11 (2.31m x 1.80m)

UPVC frosted window, door to three bedrooms and bathroom.

Bedroom One

11'11 x 11'11 (3.63m x 3.63m)

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

Bedroom Two

11'11 x 10'9 (3.63m x 3.28m)

UPVC double glazed window, central heating radiator, coving, storage, wood effect laminate flooring.

Bedroom Three

9 x 7'8 (2.74m x 2.34m)

UPVC double glazed window, central heating radiator - fitted wardrobes

Bathroom

8'7 x 5'3 (2.62m x 1.60m)

Two UPVC frosted windows, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head, direct feed overhead rainfall shower, PVC ceiling, spotlights, partial tiled elevations, tiled effect lino flooring.

External

Front

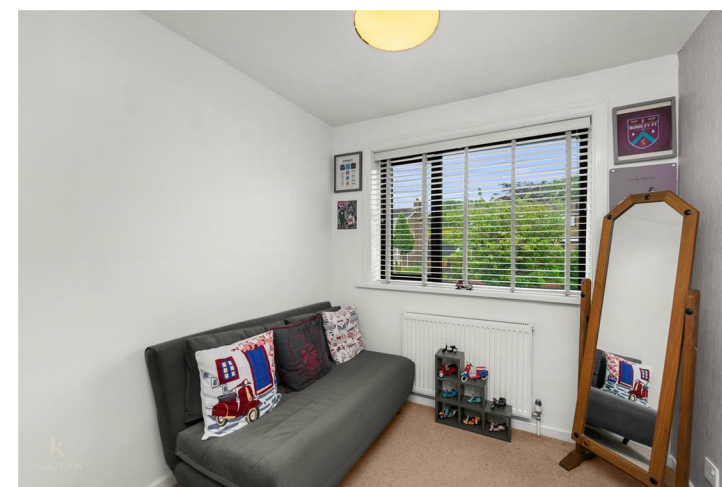
Block paving.

Rear

Enclosed area, Indian stone, chippings, bedding areas, laid to lawn garden.

Garage

16'7 x 8'8 (5.05m x 2.64m)



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