



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      | 72        |
| (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.

## Masefield Avenue, Burnley, BB12 8SY

### Offers Over £240,000

A FANTASTIC THREE BEDROOM SEMI DETACHED BUNGALOW

Located on Masefield Avenue in the charming town of Padiham, Burnley, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With its low maintenance exterior and lovely rear garden, this property is ideal for those seeking a tranquil retreat.

Upon entering, you are welcomed into a spacious lounge that exudes a cosy and charming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen diner is a highlight, providing a stylish space for family meals and gatherings. Additionally, the property boasts a bright and inviting conservatory, which enhances the living space and allows for an abundance of natural light.

This bungalow features three generously sized double bedrooms, ensuring ample space for family or guests. The accessible shower room is thoughtfully designed for ease of use, catering to a variety of needs. Furthermore, the versatile loft conversion space presents an excellent opportunity for additional living or storage options, allowing you to tailor the home to your lifestyle.

With the added benefit of two driveways at either side of the property, parking is convenient and hassle-free. This property is ready to move into, making it an excellent choice for those looking to settle in without delay. Sold with no chain, this semi-bungalow is a rare find in a desirable location. Whether you are a first-time buyer, a family, or looking to downsize, this home offers a wonderful opportunity to enjoy comfortable living in a lovely setting.

# Masefield Avenue, Burnley, BB12 8SY

## Offers Over £240,000



- Tenure Leasehold
- Off Road Parking With Two Driveways
- Versatile Loft Conversion
- Close Proximity To Local Amenities
- EPC Rating D
- Council Tax Band C
- Corner Plot
- Envious Rear Garden Space
- Three Double Bedrooms
- Easy Access To Major Network links

### Ground Floor

#### Entrance

UPVC frosted door to hall.

#### Hall

9'2 x 3'8 (2.79m x 1.12m)

Central heating radiator, coving, smoke alarm, storage, doors to bedroom three, reception room and shower room.

#### Reception Room

16'6 x 11'8 (5.03m x 3.56m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire, doors to kitchen/dining area and inner hall.

#### Kitchen/Dining Area

17'9 x 12'4 (5.41m x 3.76m)

UPVC double glazed window, two central heating radiators, coving, ceiling fan light, panel wall and base units, marble effect laminate work top, marble effect splash back, composite sink and drainer with mixer tap, double oven, four ring electric hob, plumbed for washing machine, integrated fridge freezer, spotlights, wood effect lino flooring, UPVC double glazed door to conservatory and door to bedroom two.

#### Conservatory

24'10 x 9'3 (7.57m x 2.82m)

UPVC double glazed windows, central heating radiator, two ceiling fan lights, polycarbonate roof, UPVC double glazed door and French doors to rear, tiled flooring.

#### Inner Hall

6'10 x 3'1 (2.08m x 0.94m)

Smoke alarm, doors to bedroom one, storage and stairs to first floor.

#### Bedroom One

12'8 x 8'9 (3.86m x 2.67m)

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

#### Bedroom Two

12'7 x 12' (3.84m x 3.66m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Three

9'3 x 8'7 (2.82m x 2.62m)

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

#### Shower Room

8'6 x 5'9 (2.59m x 1.75m)

UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, shower, PVC ceiling, spotlights, tiled elevation and composite and under floor heating.

### First Floor

### Loft Room

29'10' x 11'4 (9.09m' x 3.45m)

Velux window, spotlights, smoke alarm, eaves, storage and wood effect laminate flooring.

### External

#### Rear

Enclosed garden with artificial grass, decking, bedding areas and shrubbery.

#### Front

Paved driving, stone and slate chippings and shrubbery.



Tel: 01282469023

www.keenans-estateagents.co.uk