



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Longton Road, Burnley, BB12 0TF

£260,000

A SUPERB THREE BEDROOM DETACHED FAMILY HOME IN BURNLEY

Nestled on Longton Road in Burnley, this charming three-bedroom detached house presents an ideal opportunity for families seeking a comfortable and inviting home. The property boasts a spacious layout, perfect for both relaxation and entertaining.

As you enter, you will appreciate the well-designed living spaces that cater to modern family life. The house features off-road parking, ensuring convenience for you and your guests. The lovely garden to the rear offers a delightful outdoor retreat, perfect for children to play or for hosting summer barbecues with friends and family.

Location is key, and this property benefits from excellent links to the M65, making commuting to nearby towns and cities a breeze. Whether you are heading to work or exploring the beautiful surrounding countryside, you will find this home ideally situated.

This delightful family home is not to be missed. With its appealing features and convenient location, it is sure to attract interest from those looking to settle in a welcoming community. We invite you to come and see for yourself the potential this property holds for your family's future.

# Longton Road, Burnley, BB12 OTF

£260,000



- Three Bedroom Detached Family Home
- Generous Rear Garden
- Off Road Parking
- Tenure - Freehold
- Spacious And Well Presented Accommodation
- Excellent Access To The M65 Network
- EPC Rating - TBC
- Ideal For Modern Family Living
- Popular Burnley Location
- Council Tax Band - D

## Ground Floor

### Entrance

Composite door leading to hall.

### Hall

7'2 x 6'3 (2.18m x 1.91m)

Smoke alarm, doors to reception room, kitchen and WC, stairs to first floor and tiled effect lino flooring.

### WC

7'2 x 3'8 (2.18m x 1.12m)

UPVC double glazed window, central heating radiator, two piece suite comprising of a low level WC with traditional flush, vanity top basin with mixer tap and tiled effect lino flooring.

### Reception Room One

13'5 x 10'9 (4.09m x 3.28m)

UPVC double glazed boxed bay window, central heating radiator, coving, gas fire with marble hearth and surround, open access to reception room two, laminate flooring.

### Reception Room Two

10'9 x 9 (3.28m x 2.74m)

Central heating radiator, coving, door to kitchen, sliding doors to conservatory, laminate flooring.

### Kitchen

15 x 9'11 (4.57m x 3.02m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, laminate surfaces, stainless steel one and a half sink with mixer tap and draining board, integrated double electric oven, four ring electric hob, integrated fridge freezer, plumbing for washing machine, boiler, UPVC door to external, tiled flooring.

### Conservatory

10'9 x 9'10 (3.28m x 3.00m)

UPVC double glazed surrounding windows, solid tiled roof, central heating radiator, feature wall lights, UPVC French doors to rear, laminate flooring.

## First Floor

### Landing

8'2 x 7'11 (2.49m x 2.41m)

Loft access ( which is fully boarded ), smoke alarm, doors to three bedrooms and a bathroom.

### Bedroom One

12'5 x 11'5 (3.78m x 3.48m)

UPVC double glazed boxed bay window, central heating radiator, fitted wardrobes, television point, door to en suite.

### En Suite

9'2 x 7'5 (2.79m x 2.26m)

UPVC double glazed window, heated towel rail, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, enclosed electric feed shower with rinse head, partial tiled elevations, spotlights, Karndean flooring.

### Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

9'9 x 6'7 (2.97m x 2.01m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'11 x 6'8 (2.41m x 2.03m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, oval bath with mixer tap and direct feed shower with rinsehead, partial tiled elevations, spotlights, Karndean flooring.

### External

#### Front

Resin driveway and a path leading to entrance.

#### Rear

Decking area, stone chippings, enclosed fencing, access to garage.

#### Garage

17'6 x 8'11 (5.33m x 2.72m)

Power and manual door.



Tel: 01282469023

www.keenans-estateagents.co.uk