



Longton Road, Burnley, BB12 OTF

Offers Over £190,000

CHARMING TWO BEDROOM SEMI DETACHED HOME

Located on Longton Road in Burnley, this spacious two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge that seamlessly flows into an open-plan kitchen diner, creating an inviting space ideal for both relaxation and entertaining. The bright French doors lead you to a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. The modern shower room is designed with contemporary fixtures, ensuring a refreshing start to your day. Additionally, the convenience of a driveway equipped with an electric charging point adds to the appeal, catering to the needs of today's eco-conscious homeowners.

This home is not only well-appointed but also situated in a desirable location, making it an excellent choice for families or professionals seeking a comfortable and stylish living environment. With its thoughtful layout and modern amenities, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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.

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- Two Spacious Bedrooms
- Low Maintenance Rear Garden
- EPC Rating C
- Tenure Freehold
- Kitchen/Dining Area
- Driveway With EV Charging Point
- Easy Access To Major Network Links
- Modern Shower Room
- Council Tax Band B
- Viewing Recommended

Ground Floor

Porch

3'10 x 3'4 (1.17m x 1.02m)

Reception Room

14'11 x 14'11 (4.55m x 4.55m)

Kitchen/Dining Area

14'8 x 10'11 (4.47m x 3.33m)

First Floor

Landing

8'4 x 7'6 (2.54m x 2.29m)

Bedroom One

11' x 9'4 (3.35m x 2.84m)

Bedroom Two

10'11 x 6'1 (3.33m x 1.85m)

Shower Room

7'2 x 6'5 (2.18m x 1.96m)

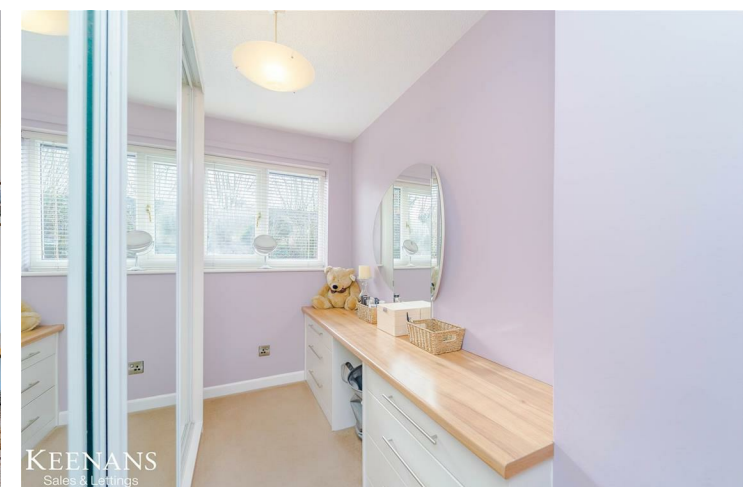
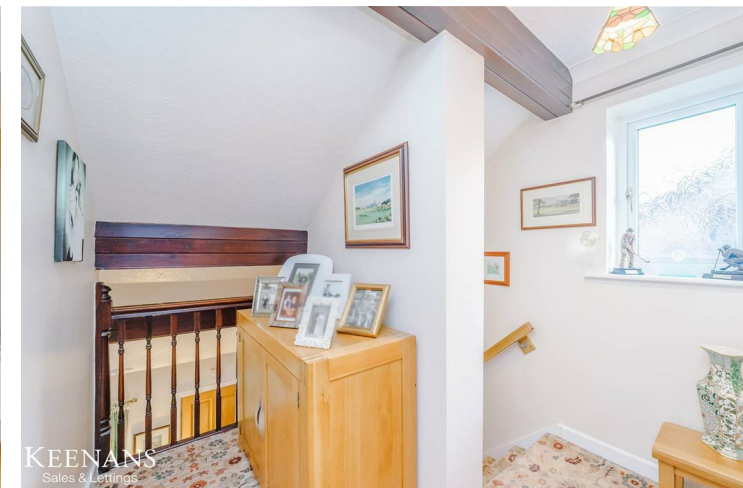
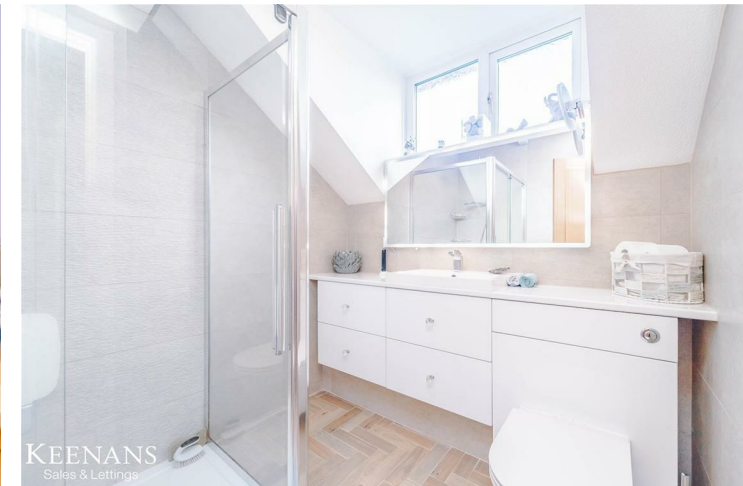
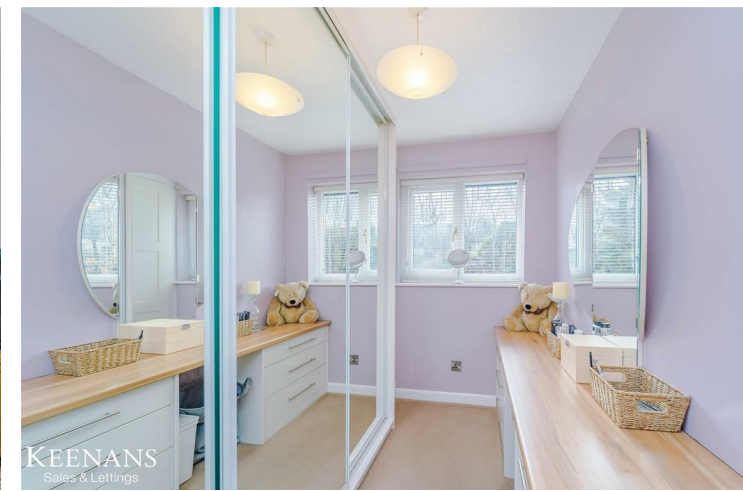
External

Front

Drive for off road parking with EV charging point.

Rear

Enclosed garden, paving, decking, stone chipped bedding areas, mature shrubs and timber shed.



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