



Church Square, Worsthorne, BB10 3NH

Offers Over £250,000

A CHARMING THREE BEDROOM HOME NESTLED IN A DESIRABLE VILLAGE LOCATION

Nestled in the charming village of Worsthorne, Burnley, this delightful detached house offers a perfect blend of character and modern living, making it an ideal home for a small family. The property boasts three well-proportioned bedrooms and a tastefully designed bathroom, ensuring comfort and convenience for all residents.

As you step inside, you will be greeted by a warm and welcoming atmosphere, enhanced by beautifully presented interiors that flow seamlessly throughout the home. The inviting reception room serves as a perfect space for relaxation and family gatherings, creating a sense of togetherness.

The generous low-maintenance garden is a standout feature, providing a tranquil outdoor retreat. It includes a sheltered seating area, perfect for enjoying al fresco dining or simply unwinding in the fresh air. There is also space where current hot tub will be staying, allowing for a touch of luxury in your own private oasis.

With off-road parking available for one vehicle, this property offers both convenience and peace of mind. The location in the heart of Worsthorne ensures easy access to local amenities and the vibrant town of Burnley, making it a practical choice for everyday living.

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		
	56	75
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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 3  1  1  D

- Tenure Leasehold
- Off Road Parking For One Vehicle
- Ample Rear Paved Garden Space
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Traditional Features
- Sought After Area
- EPC Rating D
- Ideal Home For A Small Family
- Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

15'5 x 6'4 (4.70m x 1.93m)

Central heating radiator, exposed stone elevation, wood flooring, stairs to first floor, doors to reception room one, reception room two, doors to stairs to lower ground floor, rear hall and open to kitchen.

Reception Room One

18'6 x 14'7 (5.64m x 4.45m)

UPVC double glazed window, central heating radiator, beam, cast iron log burner, television point, partial exposed stone elevation and UPVC double glazed French doors to rear.

Reception Room Two

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

Rear Hall

6'8 x 3'8 (2.03m x 1.12m)

Central heating radiator, tiled floor, door to WC and hard wood door to rear.

WC

6'8 x 2'7 (2.03m x 0.79m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and tiled effect flooring.

Kitchen

15' x 9'8 (4.57m x 2.95m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work top and breakfast bar, Flavel range cooker with eight ring gas hob, stainless steel splash back, extractor hood, ceramic sink and drainer with mixer tap, integrated dishwasher, fridge freezer, plumbed for washing machine and tiled floor.

Lower Ground Floor

Cellar

12'2 x 6'1 (3.71m x 1.85m)

First Floor

Landing

Loft access, doors to three bedrooms and bathroom.

Bedroom One

12'11 x 9'10 (3.94m x 3.00m)

UPVC double glazed window, central heating radiator, dado rail and fitted wardrobes.

Bedroom Two

14'10 x 7'6 (4.52m x 2.29m)

UPVC double glazed window, central heating radiator, wood effect flooring and fitted wardrobes.

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