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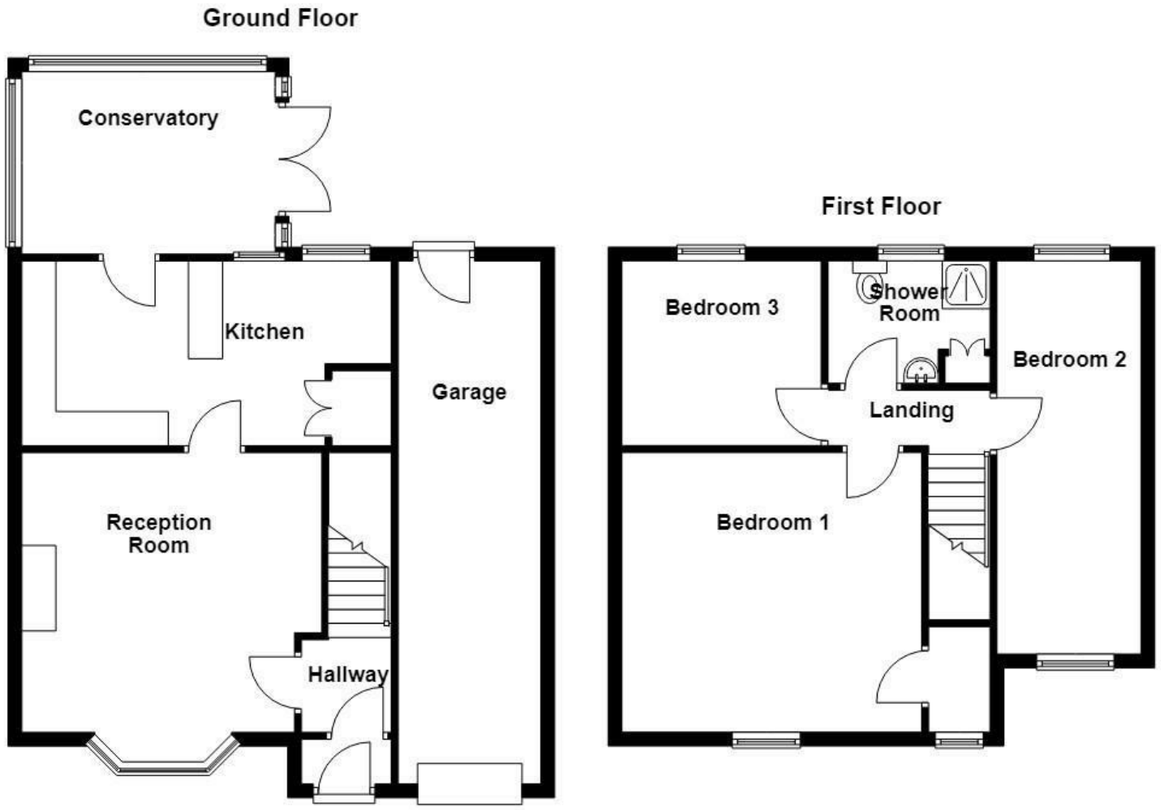

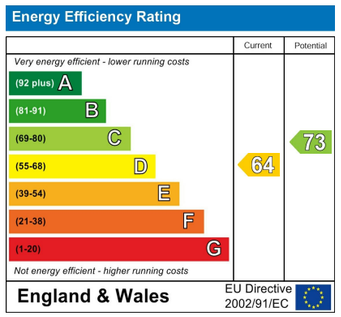

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Kiddrow Lane, Burnley, BB12 6LH

£240,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Nestled on Kiddrow Lane in Burnley, this enviable three-bedroom semi-detached house offers a delightful blend of comfort and potential. As you approach the property, you will be greeted by a gated driveway that provides both security and convenience. The spacious lounge is perfect for relaxation and entertaining, while the adjoining kitchen and dining room create an inviting space for family meals and gatherings.

The property boasts three generously sized bedrooms, each offering ample space for personalisation and comfort. The shower room is well-appointed, catering to the needs of a modern family. One of the standout features of this home is the bright conservatory, which floods the interior with natural light and provides a lovely view of the garden.

The outdoor space is equally impressive, with a lovely garden that offers a tranquil retreat for outdoor activities or simply enjoying the fresh air. This property is bursting with potential, making it an ideal choice for those looking to create their dream home in a desirable location.

With its combination of spacious living areas, a beautiful garden, and a prime location, this house on Kiddrow Lane is a fantastic opportunity for families or individuals seeking a new place to call home. Don't miss the chance to explore all that this property has to offer.

Kiddrow Lane, Burnley, BB12 6LH

£240,000

3 1 1 D

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating D
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

4'4 x 2'2 (1.32m x 0.66m)

UPVC double glazed front entrance door and door to the hallway.

Hallway

4'5 x 4'1 (1.35m x 1.24m)

Central heating radiator, ceiling rose, smoke alarm, stairs to the first floor and door to reception room.

Reception Room

14'5 x 13'5 (4.39m x 4.09m)

UPVC double glazed bay window, central heating radiator, gas fire with brick surround, feature wall lights and door to the kitchen.

Kitchen

17'10 x 9'10 (5.44m x 3.00m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, extractor hood, plumbing for washing machine, space for fridge freezer, storage, wood cladded ceiling and UPVC double glazed door to the conservatory.

Conservatory

12'2 x 8'9 (3.71m x 2.67m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, ceiling fan and UPVC double glazed French doors to the rear.

First Floor

Landing

10'5 x 8'4 (3.18m x 2.54m)

Loft access, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

14'7 x 13'4 (4.45m x 4.06m)

UPVC double glazed window and central heating radiator.

Bedroom Two

18'10 x 6'10 (5.74m x 2.08m)

Two UPVC double glazed windows and two central heating radiators.

Bedroom Three

9'10 x 9'7 (3.00m x 2.92m)

UPVC double glazed window and central heating radiator.

Shower Room

8'5 x 6'11 (2.57m x 2.11m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, electric feed shower unit, storage, wood cladded ceiling and tiled elevations.

Extrenal

Front

Laid to lawn garden and block paved driveway providing off road parking leading to the garage.

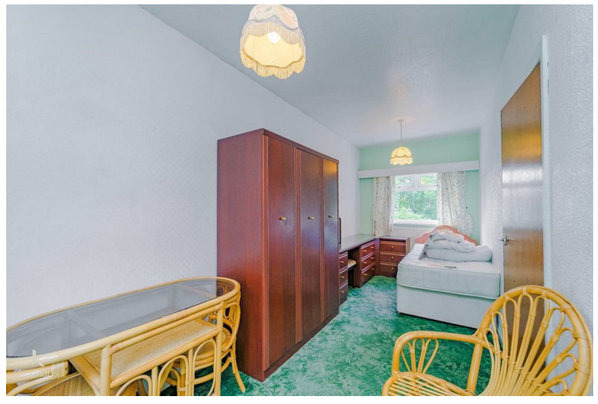
Garage

25'1 x 6'10 (7.65m x 2.08m)

Power.

Rear

Enclosed laid to lawn garden with stone paving and greenhouse.



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