



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		

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Lower Manor Lane, Burnley, BB12 0EB

£260,000

IDEAL FAMILY HOME WITH A GENEROUS GARDEN, GARAGE AND OFF-ROAD PARKING

Nestled on Lower Manor Lane in Burnley, this charming three-bedroom detached family home offers a perfect blend of comfort and modern living. The property has been thoughtfully renovated, ensuring it is ready for you to move in without delay.

As you enter, you are greeted by two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The modern kitchen is a highlight of the home, designed to meet the needs of contemporary family life. Each of the three bedrooms is well-proportioned, making it an ideal space for families of all sizes.

The property boasts generous gardens, perfect for children to play or for hosting summer barbecues. Additionally, the off-road parking accommodates numerous vehicles, a rare find in many homes today. A substantial double garage further enhances the practicality of this residence, offering extra storage or workshop space.

This delightful home is situated in a family-friendly area, making it an excellent choice for those seeking a peaceful yet convenient lifestyle. With its neutral finishes and thoughtful renovations, this property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this lovely home your own.

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Lower Manor Lane, Burnley, BB12 0EB

£260,000



- Tenure Freehold
 - Off Road Parking For Numerous Vehicles
 - Ideal Family Home
 - Close Proximity To Local Amenities
- Council Tax Band C
 - Ample Outdoor Low Maintenance Garden
 - Renovated And Ready To Move Into
- EPC Rating TBC
 - Three Well Proportioned Bedrooms
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

5'11 x 2'10 (1.80m x 0.86m)
UPVC double glazed windows and door to hall.

Hall

16'9 x 5'9 (5.11m x 1.75m)
UPVC double glazed window, central heating radiator, spotlights, smoke alarm, stairs to first floor, doors to reception room one, kitchen, reception room two and under stairs storage.

Reception Room One

19'10 x 11'2 (6.05m x 3.40m)
UPVC double glazed sliding door to front, UPVC double glazed French doors to rear, central heating radiator, Gas fire with surround and two feature wall lights.

Reception Room Two

16'8 x 8'4 (5.08m x 2.54m)
Two UPVC double glazed windows, central heating radiator and meter cupboard.

Kitchen

14'6 x 8'10 (4.42m x 2.69m)
UPVC double glazed window, central heating radiator, high gloss wall and base units with wooden work tops, double oven, five ring electric hob, glass splash back, extractor hood, inset stainless steel one and a half sink and integrated draining ridges with waste disposal and mixer tap, integrated fridge freezer, washer/dryer, dishwasher and recycling bin, spotlights, enclosed boiler, tiled effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

17'7 x 11'2 (5.36m x 3.40m)
UPVC double glazed window and central heating radiator.

Bedroom Two

11'3 x 10'7 (3.43m x 3.23m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 8'3 (2.82m x 2.51m)
UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 5'6 (2.24m x 1.68m)
UPVC double glazed frosted window, central heating towel rail, low flush W/C, pedestal wash basin, corner bath, overhead direct feed shower, tiled elevation, extractor fan and tiled floor.

External

Rear

Indian paved garden with artificial grass.

Front

Laid to lawn garden with patio and off road parking for numerous vehicles.



Tel: 01282469023

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