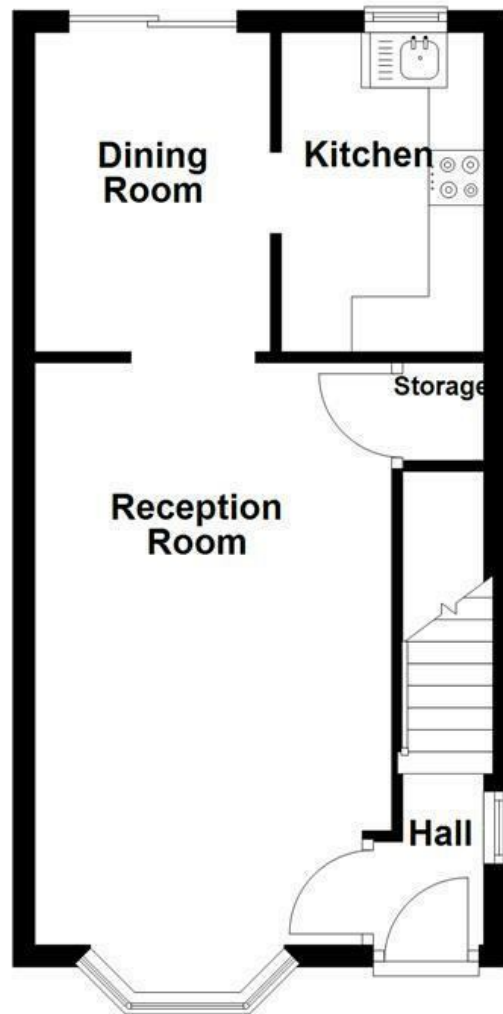
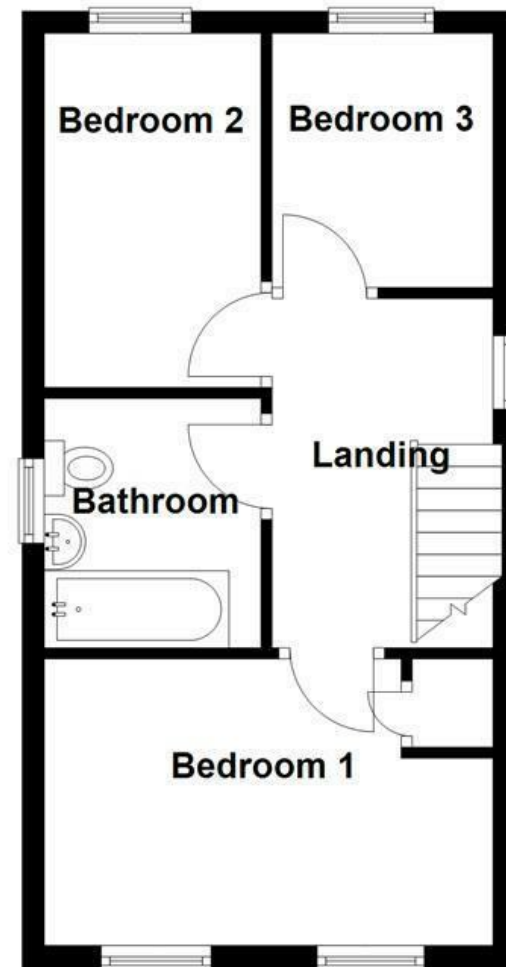


Ground Floor



First Floor



The Spinney, Burnley, BB12 0PB

Offers Over £185,000

AN EXCEPTIONAL FAMILY HOME

Offering spacious rooms, detached garage and neutral decoration, this enviable three bedroom detached property is being proudly welcomed to the market in the desirable location of Burnley on a popular estate. With no chain delay, open plan living space and ample off road parking, this idyllic property is the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, Rossendale and major motorway links. A complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads openly on to a dining area which leads openly on to a kitchen. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with paving, laid to lawn, bedding and mature shrubs with access to the garage. To the front there is a garden with laid to lawn, paving and bedding areas, as well as off road parking and access to the garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(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.

The Spinney, Burnley, BB12 0PB

Offers Over £185,000

 3  1  1  D

- Tenure Freehold
 - Ample Off Road Parking With Access To garage
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band C
 - No Chain Delay
 - Viewing Essential
- EPC Rating D
 - Bursting With potential
 - Abundance Of Indoor And Outdoor Space

Ground Floor

Entrance

UPVC door to hall.

Hall

6' x 3'6 (1.83m x 1.07m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, door to reception room and stairs to first floor.

Reception Room

17'4 x 9'8 (5.28m x 2.95m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, under stairs storage and open to dining room.

Dining Room

9'6 x 6'10 (2.90m x 2.08m)

Central heating radiator, coving, open to kitchen and Aluminium double glazed sliding door to rear.

Kitchen

9'6 x 5'9 (2.90m x 1.75m)

Hard wood double glazed window, range of cream wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, Glow Worm boiler and wood effect lino flooring.

First Floor

Landing

9' x 6'2 (2.74m x 1.88m)

Hard wood double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

12'11 x 8'7 (3.94m x 2.62m)

Two UPVC double glazed inset window, central heating radiator, over stairs storage and television point.

Bedroom Two

10'7 x 6'5 (3.23m x 1.96m)

Hard wood double glazed window, central heating radiator and television point.

Bedroom Three

7'7 x 6'2 (2.31m x 1.88m)

Hard wood double glazed window, central heating radiator and television point.

Bathroom

6' x 6'5 (1.83m x 1.96m)

Hard wood double glazed frosted window, central heating radiator, three piece suite, panel bath, overhead electric feed shower, pedestal wash basin, low bowl WC, tiled elevation, extractor fan and lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding area and access to garage.

Front

Laid to lawn garden with off road parking and access to garage.



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