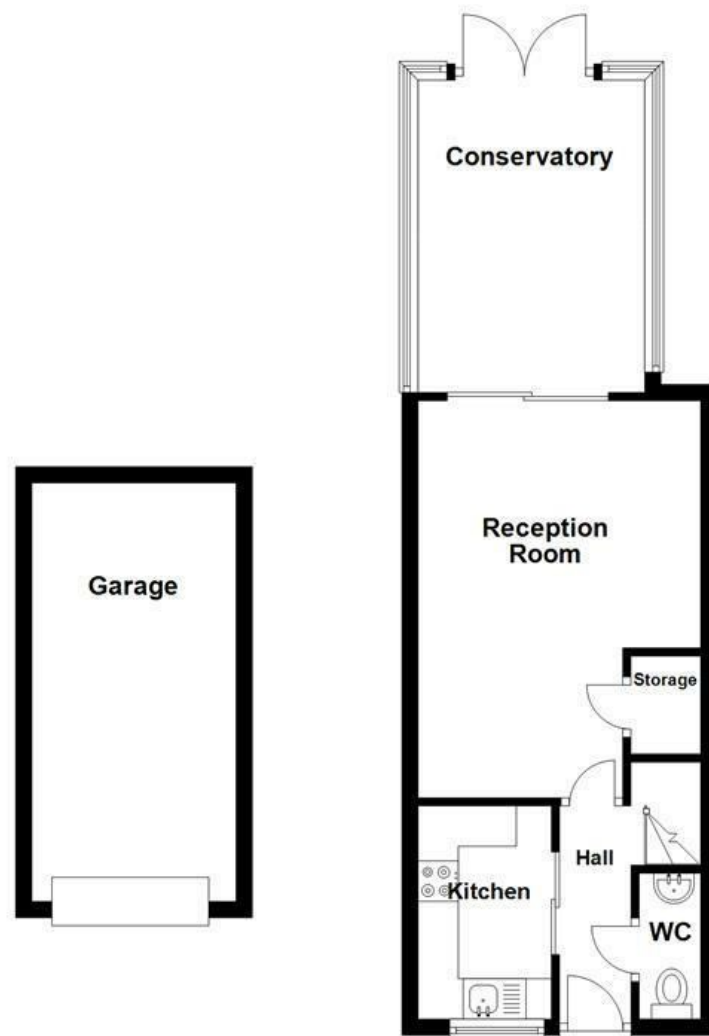


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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.

## Foxcroft, Burnley, BB12 OEH

£160,000

AN ENVIABLE TWO BEDROOM HOME IN BURNLEY

Nestled in the charming area of Foxcroft, Burnley, this delightful house presents an exceptional opportunity for first-time buyers and small families alike. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-appointed bedrooms provide a comfortable retreat, while the two bathrooms ensure convenience for all residents.

One of the standout features of this home is its stunning garden, which boasts a picturesque fish pond and a serene woodland area to the rear. This outdoor space is perfect for enjoying the beauty of nature, hosting gatherings, or simply unwinding after a long day. The garden is well maintained, reflecting the care and attention that has been given to the property.

This house is not only well maintained but also exudes a warm and welcoming atmosphere, making it an ideal choice for those looking to settle in a friendly community. With its thoughtful layout and beautiful surroundings, this property is sure to impress. Whether you are a first-time buyer or seeking a cozy home for your small family, this house in Foxcroft is a wonderful place to call home.

# Foxcroft, Burnley, BB12 0EH

£160,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating C
- Off Road Parking
- Two Generously Sized Bedrooms
- Kitchen And Three Piece Bathroom Suite
- Ideal Home For First Time Buyer
- Ample Rear Garden Space
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Hall

6'3 x 2'11 (1.91m x 0.89m)

### Reception Room

16'2 x 12'3 (4.93m x 3.73m)

### Kitchen

8'8 x 5'6 (2.64m x 1.68m)

### Conservatory

12'8 x 9'11 (3.86m x 3.02m)

## First Floor

### Landing

6'6 x 6'5 (1.98m x 1.96m)

### Bedroom One

12'4 x 9'3 (3.76m x 2.82m)

### Bedroom Two

12'3 x 9'5 (3.73m x 2.87m)

## External

### Garage

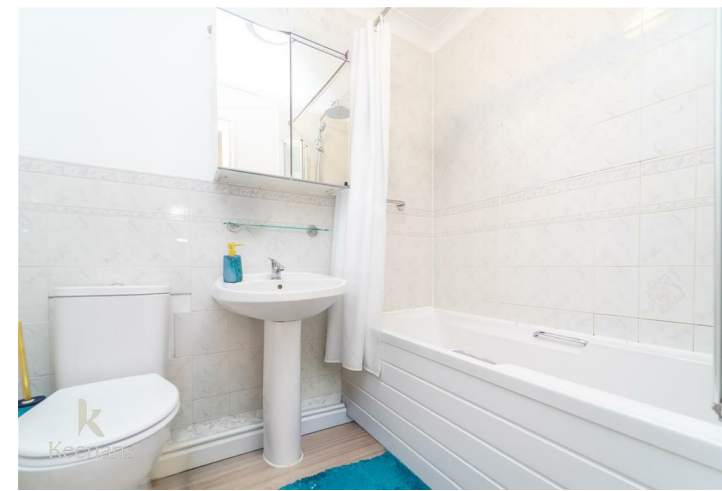
17'1 x 8'4 (5.21m x 2.54m)

### Rear

Enclosed paved garden, decking, stone chippings and bedding areas.

### Front

Drive, paving, bedding areas and shrubbery.



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