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Barden Lane, Burnley, BB10 1HY

Offers Over £130,000

AN ENVIABLE MID TERRACED PROPERTY

Offering spacious rooms, neutral decoration and stylish interiors, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Burnley. With a modern bathroom, two living areas, as well as having been presented and maintained to the highest standard throughout, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Accrington, Clitheroe and major motorway links. Not being overlooked from the rear and offering garden space to the front and the rear and open plan kitchen living space, this property is truly not to be missed!

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 provides access on to a fitted kitchen which leads through to a dining room/second living area. The first floor comprises of doors on to three generously sized bedrooms and a modern three piece bathroom. Externally there is an enclosed garden to the rear with paving, bedding and stone chip areas. To the front there is a courtyard.

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

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 3  1  2  C

- Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Bathroom
 - Freehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Porch

3'11 x 2' (1.19m x 0.61m)

UPVC double glazed French entrance doors, UPVC double glazed window, tile effect vinyl flooring and composite double glazed frosted door to hall.

Hall

4'7 x 3'9 (1.40m x 1.14m)

Central heating radiator, meter cupboard, smoke alarm, stairs to first floor and door to reception room one.

Reception Room One

15'10 x 13'8 (4.83m x 4.17m)

UPVC double glazed bow window, central heating radiator, coving, two feature wall lights, dado rail, electric fire, granite effect hearth and surround, oak mantle, TV point, under stairs storage, wood effect laminate floor and door to kitchen.

Kitchen

9'3 x 9'1 (2.82m x 2.77m)

UPVC double glazed window, coving, panelled wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and high spout mixer tap, space for cooker, extractor hood, space for fridge freezer, plumbing for washing machine, space for dryer, Worcester boiler, wood effect laminate floor, open arch to reception room two and UPVC double glazed door to rear.

Reception Room Two

9'3 x 8'4 (2.82m x 2.54m)

Central heating radiator and UPVC double glazed French doors to rear.

First Floor

Landing

7'7 x 5'1 (2.31m x 1.55m)

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

Bedroom One

11'8 x 12'2 (3.56m x 3.71m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'2 x 11'3 (3.71m x 3.43m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6'1 x 4'9 (1.85m x 1.45m)

UPVC double glazed frosted window, central heated towel rail,

spotlights, dual flush WC, vanity top wash basin with waterfall mixer tap, tiled panel bath with waterfall mixer tap and direct feed rainfall shower and rinse head over, PVC clad ceiling, tiled elevation and tiled floor.

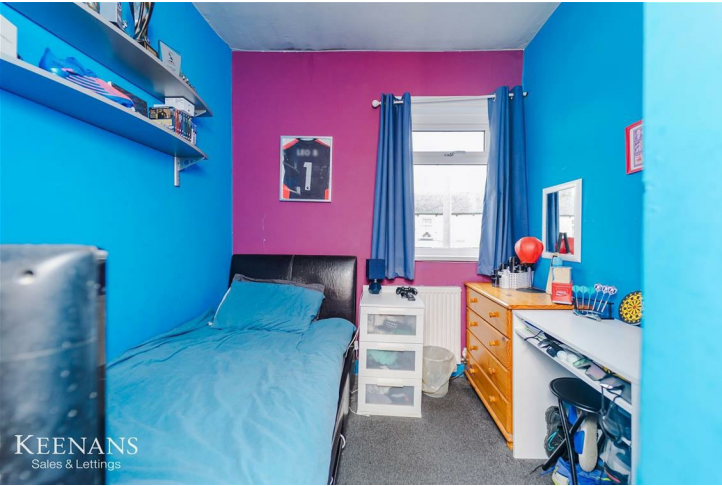
External

Front

Courtyard

Rear

Paved garden, artificial lawn, bedding areas, stone chips, storage sheds and gated access to rear.



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