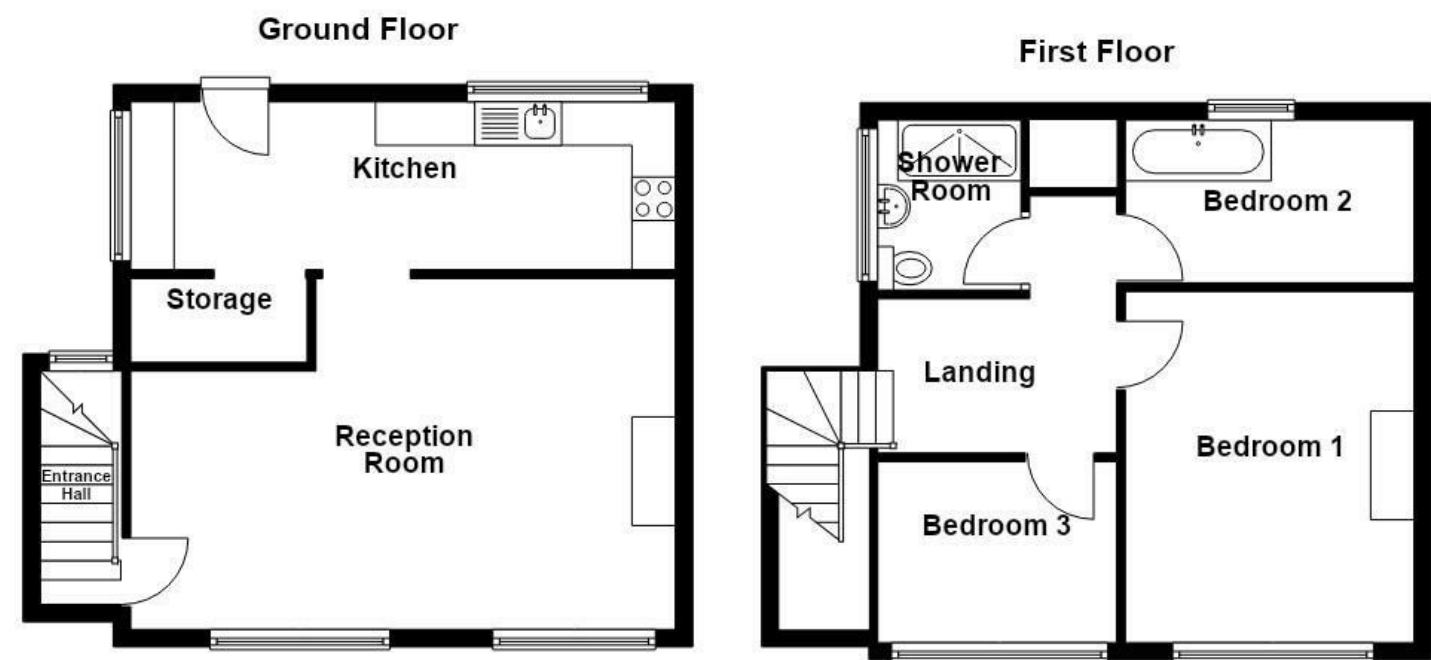




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Peebles Grove, Burnley, BB11 4ES

£195,000

A WONDERFUL THREE BEDROOM SEMI DETACHED PROPERTY IN BURNLEY

Perfectly positioned on the charming Peebles Grove in Burnley, this delightful three-bedroom semi-detached house presents an exceptional opportunity for families seeking a welcoming and spacious home. The property is situated in a desirable location, known for its friendly community and convenient access to local amenities, making it an ideal choice for those looking to settle in a vibrant neighbourhood.

As you step inside, you will find a well-proportioned living space that is perfect for family life. The layout is designed to maximise comfort and functionality, ensuring that every member of the household feels at home. The highlight of this property is undoubtedly the large rear garden, which offers a wonderful outdoor space for children to play, family gatherings, or simply enjoying the fresh air in a tranquil setting.

This semi-detached house is not just a property; it is a place where memories can be made and cherished. With its ample space and inviting atmosphere, it is truly an ideal family home. Given its attractive features and prime location, this property is unlikely to remain on the market for long. We encourage interested buyers to act swiftly to avoid disappointment. This is a rare opportunity to secure a lovely home in a sought-after area of Burnley.

Peebles Grove, Burnley, BB11 4ES

£195,000



- Tenure Freehold
 - Off Road Parking
 - Living/Dining Area
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Three Well Proportioned Bedrooms
 - Ideal Family Home With Viewing Essential
- EPC Rating TBC
 - Fitted Kitchen
 - Extensive Enviably Garden Space

Ground Floor

Entrance Hall
9'9 x 3'1 (2.97m x 0.94m)

Reception Room/Dining Area
20'8 x 13'3 (6.30m x 4.04m)

Kitchen
20'7 x 6'4 (6.27m x 1.93m)

First Floor

Landing
9'8 x 9' (2.95m x 2.74m)

Bedroom One
13'3 x 11' (4.04m x 3.35m)

Bedroom Two
10'11 x 6'5 (3.33m x 1.96m)
Freestanding Bath.

Bedroom Three
9'9 x 8'10 (2.97m x 2.69m)

Shower Room
6'5 x 5'5 (1.96m x 1.65m)

External

Front & Side
Block paved drive, pathway to front entrance door, laid to lawn with bedding areas and mature shrubs.

Rear
Enclosed extensive laid to lawn garden, bedding areas, mature shrubbery, trees, timber shed and patio area.



Tel: 01282469023

www.keenans-estateagents.co.uk