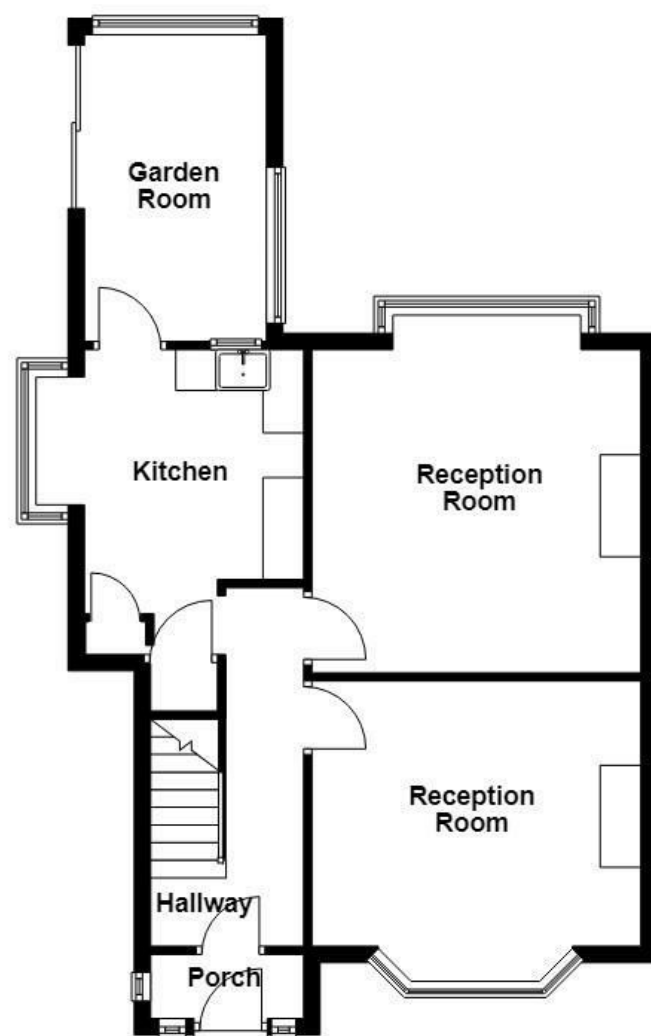
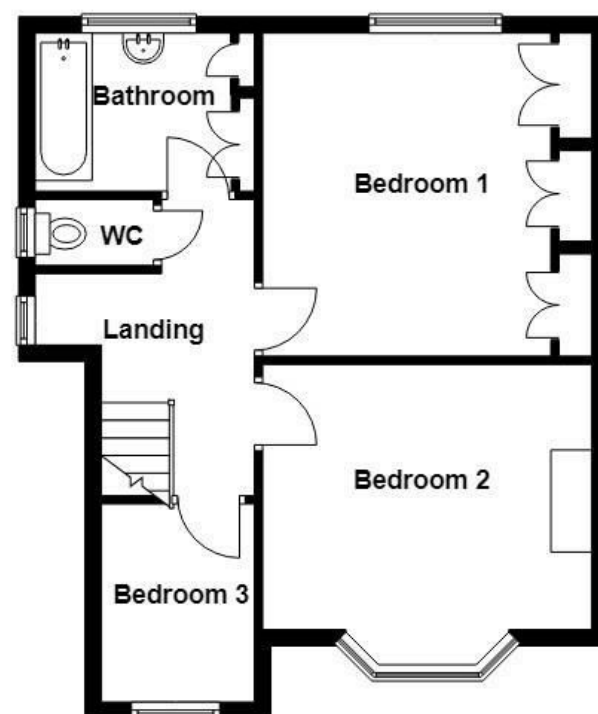


Ground Floor



First Floor



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.



Todmorden Road, Burnley, BB11 3ED

£250,000

STUNNING VIEWS AND AN ENVIABLE LOCATION - SUPERB POTENTIAL

Nestled on Todmorden Road in Burnley, this semi-detached house presents a wonderful opportunity for those eager to craft their ideal living space. The heart of the home features two spacious reception rooms. Additionally, a charming garden room offers delightful views of the Towneley Golf Course, creating a serene backdrop for your daily life.

Set on a generous plot, the property boasts a sweeping driveway, enhancing its curb appeal and providing convenient off-road parking. While the house requires updating throughout, this presents a blank canvas for prospective buyers to infuse their personal style and preferences.

This property is not just a house; it is a chance to create a dream home in a desirable location. With its potential and lovely surroundings, it is an opportunity not to be missed.

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Todmorden Road, Burnley, BB11 3ED

£250,000



- Semi Detached Family Home
- Stunning Open Views
- Sweeping Driveway Providing Off Road Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Generous Plot With Superb Potential
- EPC Rating - TBC
- Garden Room With Golf Course Views
- Highly Sought After Location
- Council Tax Band - D

Ground Floor

Entrance

Hardwood single glazed door to porch.

Porch

6'2 x 2'7 (1.88m x 0.79m)

Tiled flooring, door to hall.

Hall

14'5 x 6'2 (4.39m x 1.88m)

Central heating radiator, picture rail, stairs to second floor, doors to reception room one, reception room two and kitchen.

Reception Room One

13'3 x 10'8 (4.04m x 3.25m)

Hardwood single glazed leaded bay window, central heating radiator, picture rail, open tiled fireplace.

Reception Room Two

13'7 x 13 (4.14m x 3.96m)

Hardwood single glazed leaded box bay window, central heating radiator, picture rail, open fireplace.

Kitchen

12'2 x 8'10 (3.71m x 2.69m)

UPVC double glazed garden window, central heating radiator, panelled wall and base units with laminate surfaces, stainless steel sink with mixer tap, wall mounted boiler, doors to garden room, pantry and understairs storage.

Garden Room

12'4 x 7'4 (3.76m x 2.24m)

Two UPVC double glazed window, central heating radiator, aluminium double glazed sliding doors to rear.

First Floor

Landing

Hardwood single glazed leaded window, loft access, picture rail, doors to three bedrooms, bathroom and WC.

Bedroom One

13'5 x 13'1 (4.09m x 3.99m)

Hardwood single glazed window, central heating radiator, fitted wardrobes.

Bedroom Two

12'2 x 10'10 (3.71m x 3.30m)

Hardwood single glazed leaded bay window, central heating radiator, picture rail.

Bedroom Three

7'10 x 7'5 (2.39m x 2.26m)

Hardwood single glazed leaded window, central heating radiator, picture rail.

WC

4'6 x 2'7 (1.37m x 0.79m)

Hardwood single glazed frosted window, WC, partial tiled elevations.

Bathroom

7'4 x 6'3 (2.24m x 1.91m)

Hardwood single glazed leaded window, central heating radiator, pedestal wash basin with mixer tap, panelled bath with traditional taps, fitted storage.

External

Front

Driveway, laid to lawn garden, bedding areas.

Rear

Laid to lawn garden, bedding areas, views over golf course.



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