



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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.

## Harling Street, Burnley, BB12 6JG

### Offers Over £149,950

A FANTASTIC FAMILY HOME

Located on Harling Street in the vibrant town of Burnley, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, including a master suite complete with an en suite shower room, this property is designed to cater to modern living.

Upon entering, you are welcomed into a generous lounge that offers a perfect space for relaxation and family gatherings. The contemporary kitchen diner is a highlight of the home, providing an ideal setting for both cooking and entertaining. The layout is thoughtfully designed, ensuring that the heart of the home is both functional and inviting.

The property boasts three bathrooms, including a convenient downstairs WC, making it suitable for busy family life. The family bathroom is well-appointed, ensuring comfort for all residents.

Outside, the large rear garden is laid to lawn, offering a delightful space for children to play or for hosting summer barbecues. Additionally, the driveway provides off-road parking, a valuable feature in this area.

# Harling Street, Burnley, BB12 6JG

Offers Over £149,950



- Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Ideal Rental Investment
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band B

## Ground Floor

### Entrance Hall

8'6 x 3'4 (2.59m x 1.02m )

UPVC double glazed frosted front door, central heating radiator, smoke detector, door to WC and open to reception room.

### WC

5'1 x 2'5 (1.55m x 0.74m )

Low basin WC, wall mounted wash basin with traditional taps and wood effect flooring.

### Reception Room

15'4 x 13'2 (4.67m x 4.01m )

UPVC double glazed leaded window, central heating radiator, coving, smoke detector, gas fire with marble surround and wooden mantel, television point, part acoustic wood panelling, doors to under stairs storage, kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

13'2 x 10'11 (4.01m x 3.33m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with five ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

7'3 x 6'5 (2.21m x 1.96m )

Loft access, smoke detector, doors leading to three bedrooms and bathroom.

### Bedroom One

11'4 x 9'10 (3.45m x 3.00m)

Two UPVC double glazed leaded windows, central heating radiator, fitted wardrobes, over stairs storage and open to en suite.

### En Suite

5'11 x 3'1 (1.80m x 0.94m)

Wall mounted wash basin with traditional taps, electric feed shower enclosed, part PVC panelled elevations, extractor fan and wood effect flooring.

### Bedroom Two

11'1 x 7'6 (3.38m x 2.29m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'10 x 5'4 (2.39m x 1.63m )

UPVC double glazed window and central heating radiator.

### Bathroom

5'9 x 5'6 (1.75m x 1.68m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, tiled elevations, extractor fan and wood effect flooring.

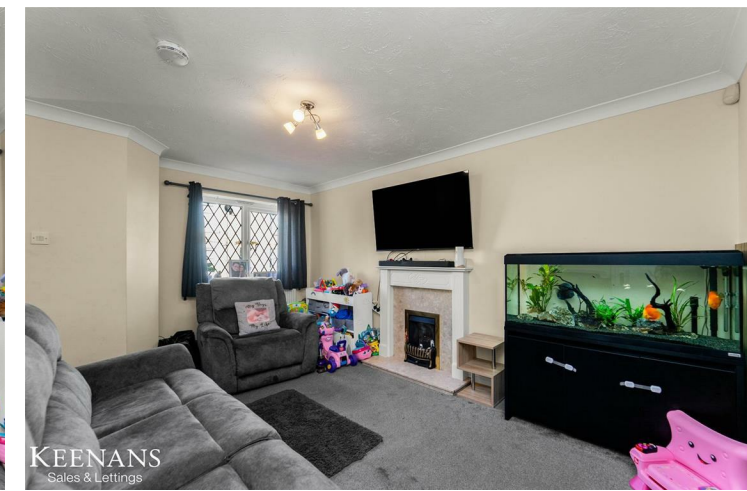
### External

### Rear

Enclosed laid to lawn garden with paving and timber shed.

### Front

Laid to lawn and tarmac driveway.



Tel: 01282469023

www.keenans-estateagents.co.uk