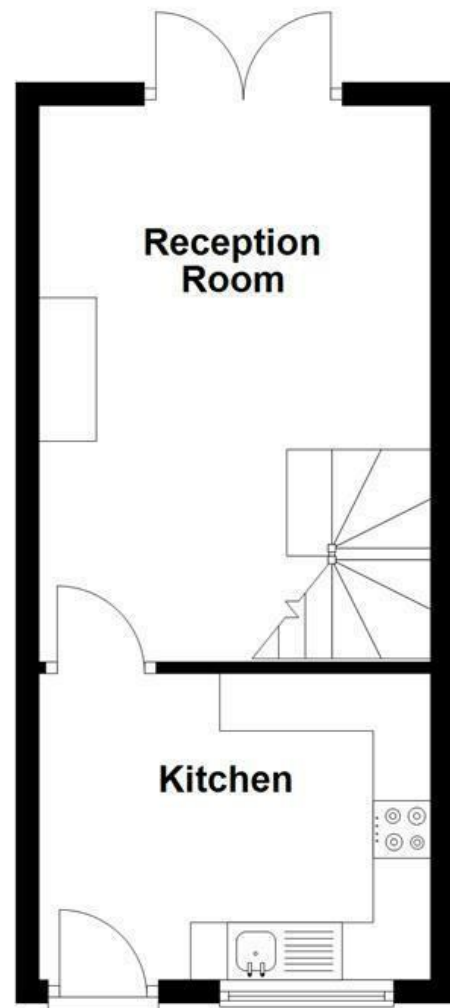
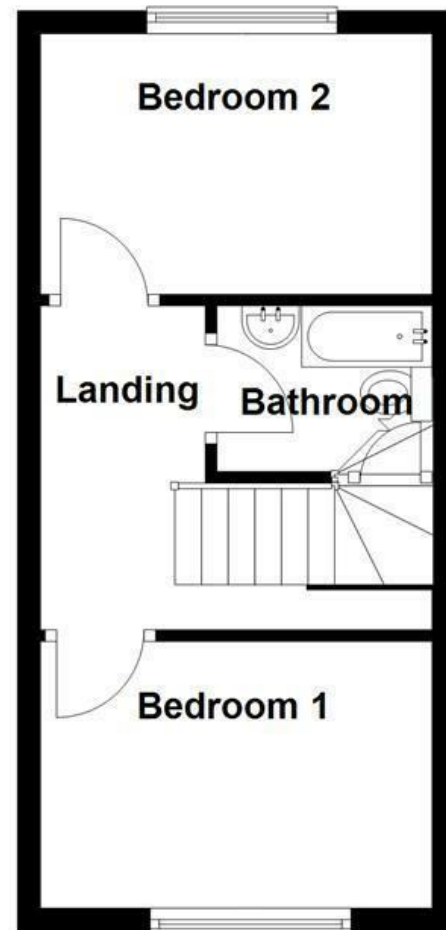


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	83
(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.

The Meadows, Burnley, BB12 0PA

£159,950

TWO BEDROOM SEMI DETACHED FAMILY HOME IN AN ENVIABLE LOCATION

Located on The Meadows, Burnley, this delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting two spacious bedrooms, this property is designed to accommodate both relaxation and practicality.

The large modern lounge offers a welcoming space for family gatherings and entertaining guests, while the contemporary kitchen is perfect for culinary enthusiasts. The layout of the home ensures a seamless flow between the living areas, creating an inviting atmosphere throughout.

Outside, the property features both front and rear gardens, providing ample space for outdoor activities and gardening. The off-road parking, with a driveway that comfortably accommodates two cars, adds to the convenience of this lovely home.

Situated in a great location, this property is in close proximity to local schools, making it an ideal choice for families. The surrounding area offers a friendly community vibe, with parks and amenities nearby, ensuring that everything you need is within easy reach.

This semi-detached house in The Meadows is not just a place to live; it is a place to thrive. With its spacious interiors, modern features, and family-friendly location, it is a wonderful opportunity for those looking to settle in Burnley. Do not miss the chance to make this charming property your new home.

The Meadows, Burnley, BB12 0PA

£159,950



- Tenure Freehold
 - Off Road Parking
 - Ideal First Time Buy Or Home For A Small Family
 - Easy Access To Major Network Links
- Council Tax Band D
 - Two Generously Sized Bedrooms
 - Ample Rear Garden Space
- EPC Rating D
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite frosted door to kitchen.

Kitchen

11'2 x 8'9 (3.40m x 2.67m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite effect work top, integrated oven, four ring electric hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer and wood effect flooring.

Reception Room

15'11 x 11'2 (4.85m x 3.40m)

UPVC double glazed frosted doors to rear, smoke alarm, storage, television point and stairs to first floor.

First Floor

Landing

9'1 x 2'8 (2.77m x 0.81m)

Loft access, hard wood frosted window, central heating radiator, doors to two bedrooms and bathroom.

Bedroom One

11'2 x 7'10 (3.40m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'2 x 9'11 (3.40m x 3.02m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 5'1 (2.26m x 1.55m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, storage, tiled elevation, spotlights, tiled effect flooring and integrated Baxi boiler.

External

Front

Laid to lawn garden and paved driveway.

Rear

Enclosed laid to lawn garden, bedding area, stone chippings and paving.



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