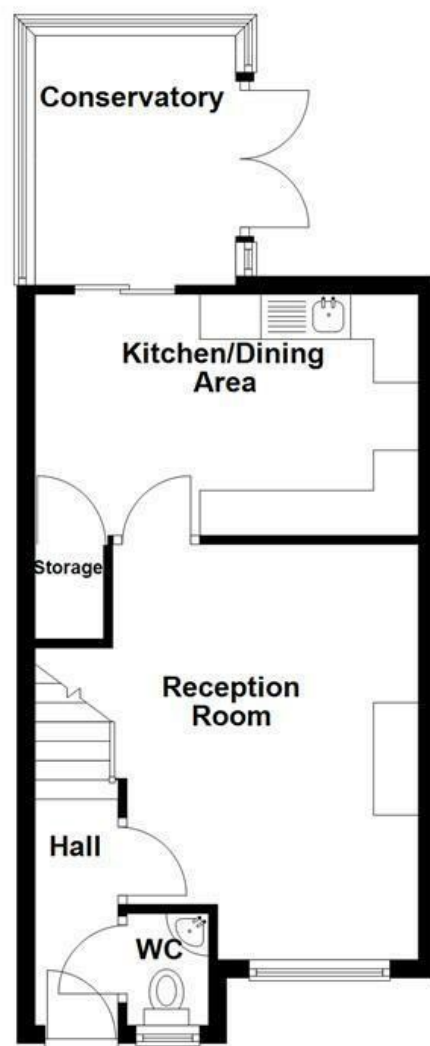
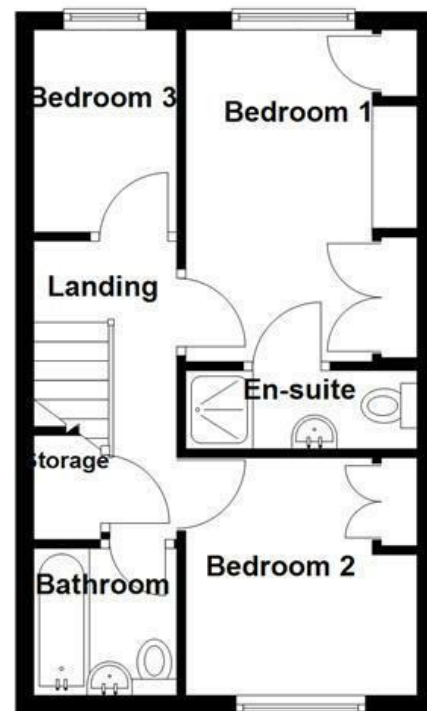


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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.

Wilson Fold, Burnley, BB12 6JU

£199,950

SPACIOUS THREE BEDROOM HOME IN BURNLEY WITH VIEWING ESSENTIAL

Situated in the charming area of Wilson Fold, Burnley, this delightful quasi-semi house offers a perfect blend of comfort and modern living. With an inviting reception room and conservatory, this property provides ample space for relaxation and entertaining. The heart of the home is a spacious kitchen and dining area that seamlessly connects to a bright conservatory, allowing natural light to flood the space, creating a warm and welcoming atmosphere.

The property boasts three well-proportioned bedrooms, including two spacious rooms equipped with integrated wardrobes. One of these bedrooms features an ensuite bathroom, providing a private retreat for its occupant. The third bedroom is versatile and can easily serve as a home office, catering to the needs of today's lifestyle.

Outside, the property offers off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. The rear garden, laid to lawn, overlooks the tranquil canal, providing a picturesque setting for outdoor enjoyment and relaxation.

This home is ideal for families or professionals seeking a peaceful yet accessible location. With its generous living spaces and thoughtful design, this property is a wonderful opportunity to create lasting memories in a lovely community. Don't miss the chance to make this charming house your new home.

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Wilson Fold, Burnley, BB12 6JU

£199,950

 3  2  2  C

- Tenure Leasehold
 - Driveway With Parking For Four Cars
 - Envious Rear Garden Space Overlooking The Picturesque Canal
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating C
 - Contemporary Kitchen/Dining Area
 - Ideal Family Home

Ground Floor

Entrance

Composite frosted door to hall.

Hall

8'8 x 3'1 (2.64m x 0.94m)

Central heating radiator, wood effect flooring doors to WC, reception room and stairs to first floor.

WC

4'1 x 3'1 (1.24m x 0.94m)

UPVC double glazed frosted window, central heating radiator, low flush WC, wall mounted wash basin and tiled effect flooring.

Reception Room

15'2 x 11'2 (4.62m x 3.40m)

UPVC double glazed window, central heating radiator, electric fire with decorative surround, television point, wood effect flooring and door to kitchen.

Kitchen/Dining Area

15' x 8' (4.57m x 2.44m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect work tops, stainless steel sink and drainer with mixer tap, space for a double door range cooker, glass splash back, extractor hood, plumbed for washing machine, space for under counter fridge, partial tiled effect flooring and wood effect flooring, sliding door to conservatory and door to under stairs storage.

Conservatory

9'1 x 7'4 (2.77m x 2.24m)

UPVC double glazed windows, polycarbonate roof, central heating radiator, television point, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

11'1 x 6'2 (3.38m x 1.88m)

UPVC double glazed frosted window, central heating radiator, loft access, doors to three bedrooms, bathroom and storage cupboard.

Bedroom One

12' x 8'5 (3.66m x 2.57m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

7'6 x 2'10 (2.29m x 0.86m)

Central heating towel radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed rainfall shower with rinse head, tiled elevation, spotlights, extractor fan and tiled floor.

Bedroom Two

8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

7'5 x 6'3 (2.26m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 5'2 (1.88m x 1.57m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath, part tiled elevation, extractor fan and tiled effect flooring.

External

Rear

Enclosed laid to lawn garden, paving, decking, bedding areas with mature shrubs and an outdoor tap.

Front

Drive for off road parking and paving leading to front entrance door.



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