



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

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Buxton Close, Burnley, BB10 2SZ

£295,000

AN IDYLIC DETACHED FAMILY HOME

Nestled in the desirable Buxton Close, Burnley, this exquisite detached house offers a perfect blend of modern living and stylish interiors. The property boasts versatile living spaces, making it an ideal choice for families or couples seeking a contemporary home that can be tailored to their needs.

Upon entering, you will be greeted by a spacious lounge that invites relaxation and social gatherings. The ground floor features a third bedroom, currently utilised as a second living area, providing additional flexibility for your lifestyle. The modern kitchen is equipped with high-quality fixtures and fittings, ensuring a delightful cooking experience.

This home comprises three generously sized bedrooms, providing ample space for rest and privacy. The two bathrooms are tastefully designed, adding to the overall appeal of the property. The immaculate landscaped gardens offer a serene outdoor space, perfect for enjoying sunny days or entertaining guests.

Off-road parking is available for multiple vehicles, complete with an electric car charging point, catering to the needs of modern living. Situated on a recently built estate, this property enjoys a sense of community while also benefiting from a front aspect that is not overlooked, ensuring a peaceful environment.

The current owners have taken great care in maintaining and enhancing this home, creating a luxurious and stylish atmosphere that is sure to impress. This property is a true credit to their efforts and presents an exceptional opportunity for anyone looking to settle in a modern and elegant residence. Don't miss the chance to make this stunning house your new home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

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 **B**

- Tenure Freehold
- Off Road Parking
- Two Bathrooms For Convenience
- Easy Access To Major Network Links
- Council Tax Band
- Two Well Proportioned Bedrooms
- Envious Garden Spaces
- EPC Rating B
- Modern Fitted Kitchen
- Sought After Location

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

13'10 x 10'7 (4.22m x 3.23m)

Central heating radiator, under staircase storage cupboard, storage cupboard with electric, alarm and internet point, downstairs thermostat, doors to reception room, bedroom three, bathroom and staircase to the first floor.

Bathroom

7 x 5'7 (2.13m x 1.70m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, tiled elevations, extractor fan, wood effect Lino flooring.

Bedroom Three

12'4 x 9'9 (3.76m x 2.97m)

UPVC double glazed box window, central heating radiator, fitted wardrobes.

Reception Room

15'10 x 13'5 (4.83m x 4.09m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, television point, internet point, door to the kitchen, UPVC double glazed French doors to the rear.

Kitchen

14'4 x 9'2 (4.37m x 2.79m)

Two UPVC double glazed window, central heating radiator, a range of panelled wall and base units, marble effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric high rise oven with a four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, wood effect Lino flooring.

First Floor

Landing

8'10 x 6'7 (2.44m x 3.05m x 1.83m x 2.13m)

Smoke alarm, storage cupboard, doors to two bedrooms.

Bedroom One

15'3 x 13'9 (4.57m x 0.91m x 3.96m x 2.74m)

UPVC double glazed window, central heating radiator, loft access, first floor thermostat, fitted wardrobes, door to the en suite.

En Suite

9 x 4'7 (2.74m x 1.22m x 2.13m)

Velux window, central heating radiator, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, double direct feed shower enclosure, tiled elevations, extractor fan, wood effect Lino flooring.

Bedroom Two

11'8 x 11'4 (3.56m x 3.45m)

UPVC double glazed window, central heating radiator.

External

Rear

Laid to lawn garden with paving, stone chips, bedding, mature shrubs, external tap, timber storage shed.

Front

Laid to lawn garden with bedding, off road parking and electric car charging point.



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