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The Shortlands, Burnley, BB12 8NQ

£249,950

AN IDYLIC FAMILY HOME

Nestled on a tranquil and highly sought-after estate, the Shortlands in Padiham, Burnley, is an outstanding detached house which presents an exceptional opportunity for families seeking both space and comfort. With no chain delay, this property is ready for you to make it your own.

Boasting four generously sized bedrooms, this home provides ample room for family living. The two inviting living areas are perfect for relaxation and entertaining, while the integrated garage adds convenience to your daily routine. The property features two well-appointed bathrooms, ensuring that morning rush hours are a breeze.

One of the standout features of this home is the breath-taking panoramic countryside views that can be enjoyed from various vantage points. The wrap-around gardens offer a delightful outdoor space for children to play or for hosting summer gatherings, and the ample off-road parking ensures that you and your guests will never be short of space.

Situated in a quiet area, this property is not overlooked from the rear, providing a sense of privacy and tranquillity. Despite its peaceful setting, it remains conveniently close to bus routes, local schools, and essential amenities. Additionally, excellent transport links to Burnley, Clitheroe, and major motorways leading to Preston and Manchester make this location ideal for commuters.

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- Immaculate Detached Property
 - Ample Living Space
 - Off Road Parking and Garage/Store
 - EPC Rating D
- Four Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Two Bathrooms
 - Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Hall

4'0 x 3'5 (1.22m x 1.04m)
UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, door to reception room and stairs to first floor.

Reception Room

16'4 x 10'8 (4.98m x 3.25m)
UPVC double glazed box window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, wood effect laminate flooring and open to dining room.

Dining Room

10'8 x 9'6 (3.25m x 2.90m)
Central heating radiator, coving, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to conservatory.

Conservatory

14'7 x 9'9 (4.45m x 2.97m)
UPVC double glazed windows, central heated towel rail, spotlights and UPVC double glazed French doors to rear.

Kitchen

12'8 x 11'9 (3.86m x 3.58m)
UPVC double glazed window, central heating radiator, coving, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with high spout spring mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge, plumbing for dishwasher, coving, tiled flooring, doors to WC, utility and UPVC double glazed frosted door to side elevation.

WC

4'7 x 3'1 (1.40m x 0.94m)
Dual flush WC, wall mounted wash basin with mixer tap and granite effect vinyl flooring.

Utility

10'11 x 8'5 (3.33m x 2.57m)
Plumbing for washing machine, space for dryer, Main Eco boiler, under stairs storage, solid wood flooring and door to garage.

Garage/Store

9'2 x 5'5 (2.79m x 1.65m)
Up and over garage door.

First Floor

Landing

10'1 x 2'7 (3.07m x 0.79m)
Loft access, coving, doors leading to four bedrooms and family bathroom.

Bedroom One

12'5 x 11'0 (3.78m x 3.35m)
UPVC double glazed window, central heating radiator, coving, television point and door to en suite.

En Suite

5'11 x 5'0 (1.80m x 1.52m)
UPVC double glazed frosted window, direct feed corner shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, coving and extractor fan.

Bedroom Two

12'5 x 8'7 (3.78m x 2.62m)
UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

11'1 x 7'5 (3.38m x 2.26m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

11'1 x 7'2 (3.38m x 2.18m)
UPVC double glazed window, central heating radiator, coving and television point.

Bathroom

8'1 x 7'9 (2.46m x 2.36m)
UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations, coving and wood effect laminate flooring.

External

Rear

Enclosed garden with decking, paving and bedding areas.

Front

Laid to lawn garden with stone chippings, mature shrubbery, tarmac driveway and access to garage.



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