

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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.

Easedale Close, Burnley, BB12 8TR

£360,000

IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Located in the charming neighbourhood of Easedale Close, Burnley, this exquisite four-bedroom detached family home offers a perfect blend of comfort and style. As you approach the property, you will be greeted by a spacious driveway that accommodates multiple vehicles, ensuring convenience for family and guests alike.

Upon entering, you will find a lovely lounge featuring a delightful log burner, creating a warm and inviting atmosphere. The double doors lead seamlessly into a spacious kitchen diner, ideal for family gatherings and entertaining. The kitchen is well-appointed and flows into a bright conservatory, which bathes the space in natural light and provides a serene view of the stunning rear garden.

The property boasts a well-designed layout, including an en suite bathroom in the master bedroom, a downstairs WC for added convenience, and a family bathroom that caters to the needs of the household. Each of the four bedrooms is generously sized, providing ample space for relaxation and personalisation.

The rear garden is truly a standout feature, complete with a tranquil pond, making it a perfect retreat for outdoor enjoyment and family activities. Whether you are hosting summer barbecues or simply unwinding in the fresh air, this garden is sure to impress.

In summary, this detached family home on Easedale Close is a rare find, combining spacious living areas, modern amenities, and a beautiful outdoor space. It is an ideal choice for families seeking a comfortable and stylish residence in a friendly community. Do not miss the opportunity to make this wonderful property your new home.

Easedale Close, Burnley, BB12 8TR

£360,000

 4  3  2  C

- Tenure Freehold
 - Ample Off Road Parking With Access To Garage
 - Envious Rear Garden Space
 - Easy Access To major Network Links
- Council Tax Band E
 - Four Well Proportioned Bedrooms
 - Ideal Family Home
- EPC Rating C
 - Kitchen/Dining Area Opening On To A Light And Airy Conservatory
 - Viewing Essential

Ground Floor

Entrance

UPVC double glazed door with leaded window to hall.

Hall

14'11 x 6'11 (4.55m x 2.11m)

Central heating radiator, coving, smoke alarm, stairs to first floor, under stairs storage, doors to reception room, utility, WC and kitchen, wood effect laminate flooring.

Utility

7'10 x 7'7 (2.39m x 2.31m)

Wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, tiled floor, part tiled elevation, UPVC double glazed leaded door to rear and door to garage.

Garage

10'9 x 7'8 (3.28m x 2.34m)

Up and over door.

WC

7'7 x 2'11 (2.31m x 0.89m)

UPVC double glazed frosted leaded window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation and wood effect flooring.

Reception Room

14'8 x 10'8 (4.47m x 3.25m)

UPVC double glazed leaded box window, coving, central heating radiator, inset log burner with exposed brick, surround tiled hearth and wood mantle, television point and double doors to kitchen/dining area.

Kitchen/Dining Area

25'9 x 9'3 (7.85m x 2.82m)

UPVC double glazed leaded window, Upright central heating radiator, range of wall and base units, tiled splash backs and granite effect work tops, composite one and a half sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob, extractor hood, integrated dishwasher and fridge freezer, spotlights, partial wood effect laminate flooring, UPVC double glazed leaded French doors and windows to rear garden and open to conservatory.

Conservatory

12' x 11'7 (3.66m x 3.53m)

UPVC double glazed windows, UPVC double glazed French doors to rear garden and central heating radiator.

First Floor

Landing

9'2 x 9'1 (2.79m x 2.77m)

Loft access, smoke alarm, doors to four bedrooms, bathroom and storage.

Bedroom One

12'1 x 10'10 (3.68m x 3.30m)

UPVC double glazed leaded window, central heating radiator, storage and door to en suite.

En Suite

6'6 x 5'11 (1.98m x 1.80m)

UPVC double glazed frosted leaded window, central heating towel rail, enclosed jet shower, low flush WC, vanity top wash basin with mixer tap, part tiled elevation, spotlights and tiled effect flooring.

Bedroom Two

12'1 x 11'11 (3.68m x 3.63m)

UPVC double glazed leaded window, central heating radiator and storage.

Bedroom Three

9'9 x 8'1 (2.97m x 2.46m)

UPVC double glazed leaded window and central heating radiator.

Bedroom Four

9'11 x 7'10 (3.02m x 2.39m)

UPVC double glazed leaded window, central heating radiator and storage.

Bathroom

6'11 x 6'3 (2.11m x 1.91m)

UPVC double glazed frosted leaded window, central heating towel rail, low flush WC, vanity top wash basin with mixer tap, wood effect panel bath, overhead electric feed shower, part tiled elevation, spotlights and tiled effect flooring.

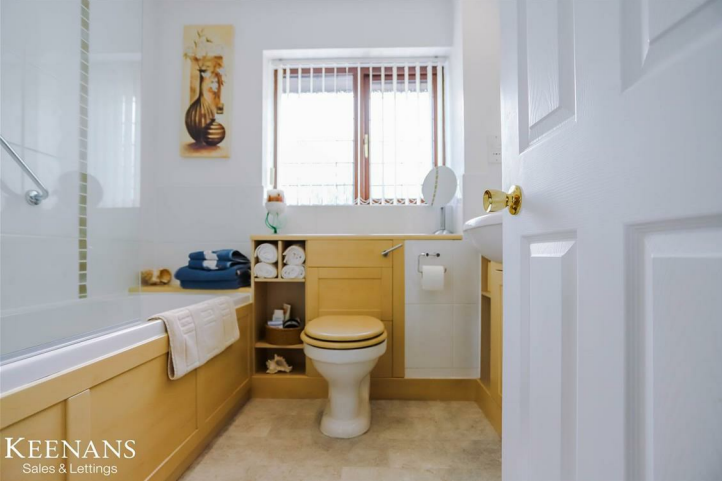
External

Rear

Enclosed stone paved garden, stone chippings, sheltered seating and outdoor kitchen area with pizza oven, pond, slate chippings, bedding areas, mature shrubs, timber greenhouse and slate chippings.

Front

Block paved driveway with bedding areas and mature shrubs.



Tel: 01282469023

www.keenans-estateagents.co.uk