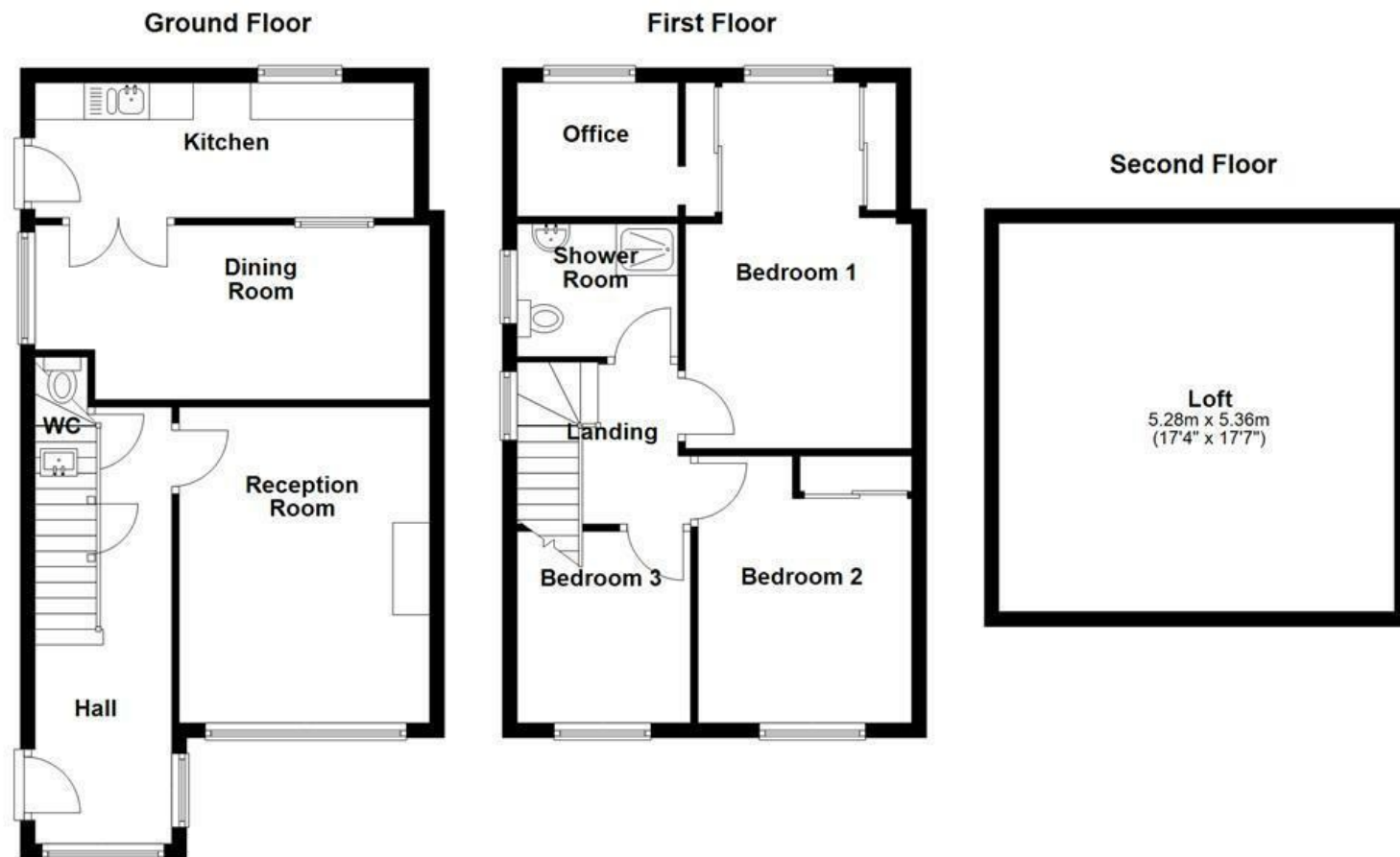




Prairie Crescent, Burnley, BB10 1EU

£180,000

AN ENVIABLE FAMILY HOME

Offering spacious rooms, neutral decoration and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Burnley. With an abundance of indoor and outdoor space, fantastic added garage and ample off road parking, this enviable property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, Colne and major motorway links. Having been presented and maintained beautifully throughout with two living areas, fantastic study space to the first floor and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, WC and houses a staircase to the first floor. The dining room guides you on to a kitchen. The first floor comprises of doors on to three generously sized bedroom and shower room. The main bedroom benefits from a study space. Externally there is an enclosed garden to the rear with paving, bedding and access on to a garage with added storage mezzanine. To the front there is a garden with bedding areas and access on to a driveway.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

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 3  1  2  D

- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage
 - Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band C
 - Semi Detached Property
 - Sought After Location
- EPC Rating D
 - No Chain Delay
 - Ample Garden Space

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

19'6 x 6'1 (5.94m x 1.85m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, under stairs storage, wood effect laminate flooring, doors to reception room, dining room, WC and stairs to first floor.

WC

5'4 x 2'6 (1.63m x 0.76m)

Central heating towel rail, two piece suite, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights, extractor fan and tiled floor.

Reception Room

14'1 x 11'2 (4.29m x 3.40m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, picture rail and television point.

Dining Room

17'8 x 7'9 (5.38m x 2.36m)

UPVC double glazed window, hard wood single glazed window, central heating radiator, smoke alarm, exposed beams, picture rail and concertina doors to kitchen.

Kitchen

16'11 x 6' (5.16m x 1.83m)

Two PVC double glazed windows, central heating radiator, range of wood panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for electric oven, fridge and freezer and plumbed for washing machine, dish washer and dryer, spotlights, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

8'1 x 7' (2.46m x 2.13m)

UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and shower room.

Bedroom One

17'4 x 9'11 (5.28m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobe, wood effect laminate flooring and fitted wardrobe with access to an office.

Office

7'3 x 5'11 (2.21m x 1.80m)

UPVC double glazed window and wood effect laminate flooring.

Bedroom Two

11'11 x 9'6 (3.63m x 2.90m)

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

Bedroom Three

9' x 8' (2.74m x 2.44m)

UPVC double glazed window and central heating radiator.

Shower Room

7'5 x 6' (2.26m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevation, spotlights, extractor fan and tiled floor.

Second Floor

Loft Room

17'11 x 17'6 (5.46m x 5.33m)

Central heating radiator, Main Eco boiler, solar panel system, power and lighting.

External

Rear

Laid to lawn garden with paving, greenhouse, bedding areas and garage.

Garage

19'1 x 9'5 (5.82m x 2.87m)

Power, lighting and storage mezzanine.

Front

Laid to lawn garden with paving, bedding areas and off road parking.

