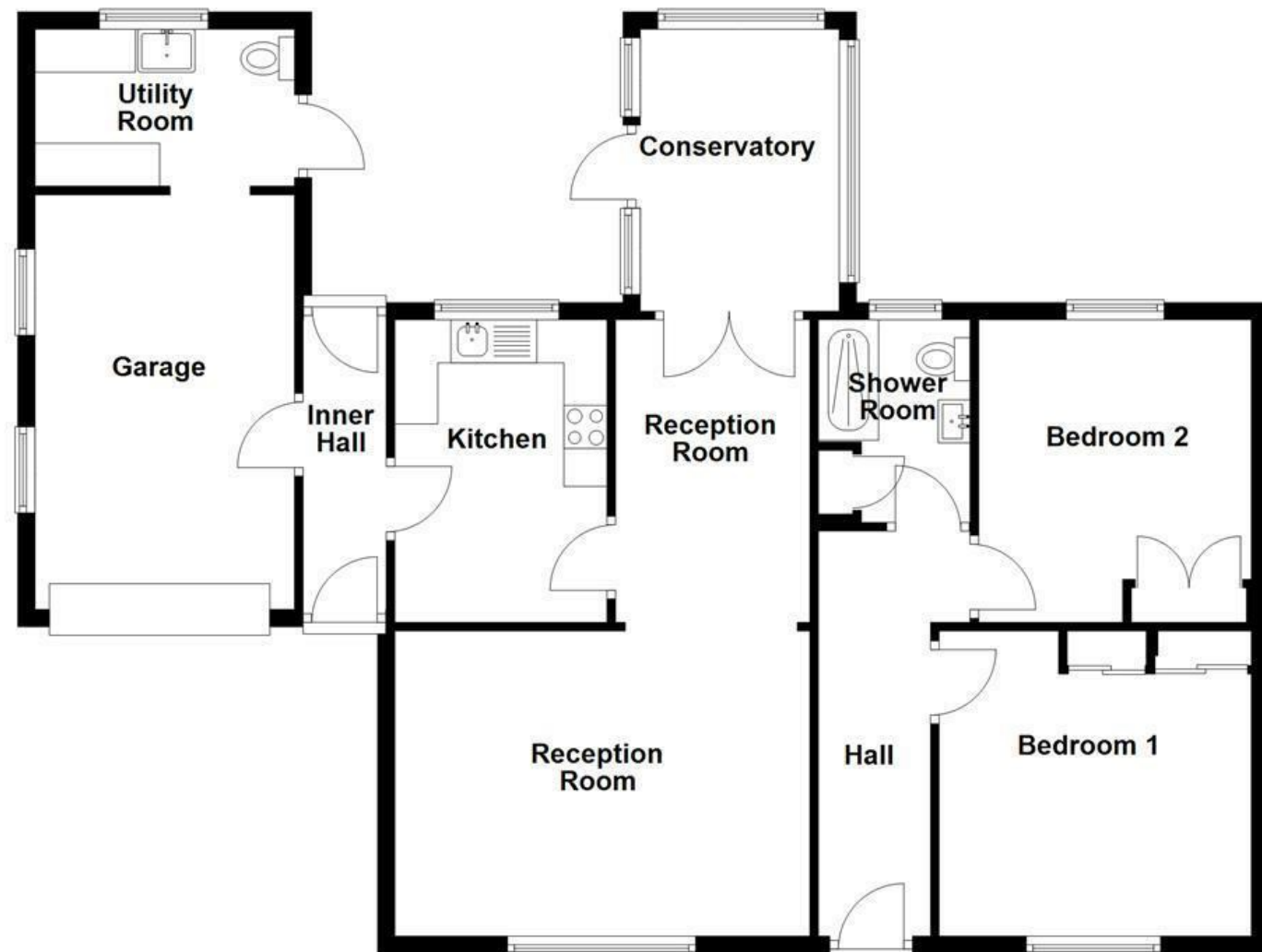


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	82
(92 plus) A			
(81-91) B			
(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	

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.



Arnccliffe Road, Burnley, BB10 3JY

Offers Over £310,000

AN OUTSTANDING DETACHED BUNGALOW ON AN IMPRESSIVE PLOT

Offering enviable extended countryside views, an abundance of indoor and outdoor space and having been presented and maintained to the highest standard throughout, this exceptional two bedroom detached bungalow is being proudly welcomed to the market in the desirable location of Burnley. With ample off road parking, integral garage and beautifully landscaped gardens, this property is the perfect home for any small family or couple truly not to be missed! With two double bedrooms, modern shower room and open plan living space, this property is ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, a stones throw away from Worsthorne and Cliviger village and beautiful countryside walks, as well as access to all major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two double bedrooms and a modern shower room. The reception room leads openly on to a dining area which guides you through to a conservatory and fitted kitchen. The kitchen leads on to an inner hallway which provides access through to the garage and then on to a utility room. Externally there is a beautifully presented laid to lawn garden to the rear with paving, bedding, mature shrubs and greenhouse. To the front there is a laid to lawn garden with paving, bedding, mature shrubs, off road parking and access on to the garage.

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

Arncliffe Road, Burnley, BB10 3JY

Offers Over £310,000

 **2**  **1**  **2**  **D**

- Stunning Detached Bungalow
 - Modern Fitted Kitchen And Separate Utility Room
 - Off Road Parking And Garage
 - EPC Rating: D
- Well Presented Throughout
 - Three Piece Shower Room
 - Tenure: Leasehold
- Two Generous Sized Bedrooms
 - Stunning Gardens With Countryside Views
 - Council Tax Band: C

Ground Floor

Hall

15'9 x 5'10 (4.80m x 1.78m)
UPVC double glazed frosted entrance door, central heating radiator, coving, smoke alarm, loft access and doors to reception room, two bedrooms and bathroom.

Reception Room One

15'10 x 11'8 (4.83m x 3.56m)
UPVC double glazed window, central heating radiator, coving, electric fires, marble hearth and surround, wood mantle, TV point and open access to reception room two.

Reception Room Two

11'8 x 7'5 (3.56m x 2.26m)
Central heating radiator, coving, door to kitchen and UPVC double glazed French doors to conservatory.

Conservatory

10'8 x 7'7 (3.25m x 2.31m)
UPVC double glazed windows, polycarbonate roof, tile effect vinyl flooring and UPVC double glazed door to rear.

Kitchen

11'8 x 7'10 (3.56m x 2.39m)
UPVC double glazed window, central heating radiator, coving, panel wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric double oven in high rise unit, four burner gas hob, extractor hood, integrated fridge, integrated boiler, tile effect lino flooring and hardwood single glazed frosted door to inner hall.

Inner Hall

11'2 x 3'2 (3.40m x 0.97m)
Tiled floor, hardwood door to garage and UPVC double glazed frosted doors to front and rear,

Garage

15'10 x 9'11 (4.83m x 3.02m)
Up and over door, two UPVC double glazed frosted windows, power, lighting and open access to utility room.

Utility Room

9'10 x 6' (3.00m x 1.83m)
UPVC double glazed frosted window, wall and base units, wood effect worktops, Belfast sink with traditional tap, plumbing for washing machine, low flush WC, tile effect lino flooring and UPVC double glazed frosted door to rear.

Bedroom One

11'11 x 11'8 (3.63m x 3.56m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'8 x 10'5 (3.56m x 3.18m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Shower Room

7'9 x 5'9 (2.36m x 1.75m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed walk-in shower, linen cupboard, PVC clad ceiling, tiled elevation and tile effect vinyl flooring.

External

Front

Laid to lawn, mature shrubs and drive leading to garage.

Rear

Enclosed laid to lawn garden, paving, bedding areas, mature shrubs, stone chips and greenhouse.



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