

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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.

## Coal Clough Lane, Burnley, BB11 4DH

### Offers Over £125,000

AN EXCEPTIONAL, FULLY RENOVATED MID TERRACED PROPERTY

Having been updated and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings, neutral decoration and no chain delay, this outstanding three bedroom, semi detached property is being proudly welcomed to the market in the desirable location of Burnley. Having undergone a full transformation to the highest standard with stunning oak doors throughout, two living rooms and three generously sized bedrooms, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, Rossendale and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish home perfect for any potential buyer to put their own stamp on with no chain delay!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you through to a contemporary fitted kitchen which boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family shower room. Externally there is an enclosed yard to the rear with paving and access to a cellar outbuilding. To the front there is a stone chip garden with paved areas.

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



# Coal Clough Lane, Burnley, BB11 4DH

## Offers Over £125,000

 3  1  2  C

- Tenure Leasehold
  - On Street Parking
  - No Chain Delay
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Two Spacious Reception Rooms
  - Three Generously Sized Bedrooms
- EPC Rating C
  - Viewing Essential
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite double glazed frosted leaded door to vestibule.

#### Vestibule

4'9 x 3'1 (1.45m x 0.94m)

Spotlights, meter cupboard and oak single glazed door to hall.

#### Hall

10'2 x 3'1 (3.10m x 0.94m)

Central heating radiator, spotlights, oak doors to two reception rooms and stairs to first floor.

#### Reception Room One

11'10 x (3.61m x )

UPVC double glazed window, central heating radiator, spotlights and meter cupboard.

#### Reception Room Two

14'2 x 13'7 (4.32m x 4.14m)

UPVC double glazed window, central heating radiator, spotlights, under stairs storage and oak door to kitchen.

#### Kitchen

7'1 x 8'9 (2.16m x 2.67m)

UPVC double glazed window, range of panel wall and base units, wood effect surface, composite sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, integrated fridge freezer, space for washing machine, spotlights, smoke alarm, wood effect lino and UPVC door to rear.

### First Floor

#### Landing

9'7 x 6'4 (2.92m x 1.93m)

Central heating radiator, loft access, over stairs storage, oak doors to three bedrooms and bathroom.

#### Bedroom One

14'2 x 11'10 (4.32m x 3.61m)

UPVC double glazed window, central heating radiator, spotlights and original fireplace.

#### Bedroom Two

10'6 x 6'11 (3.20m x 2.11m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Three

10'1 x 6'10 (3.07m x 2.08m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall walk in shower, tiled elevation, spotlights, extractor fan and tiled floor.

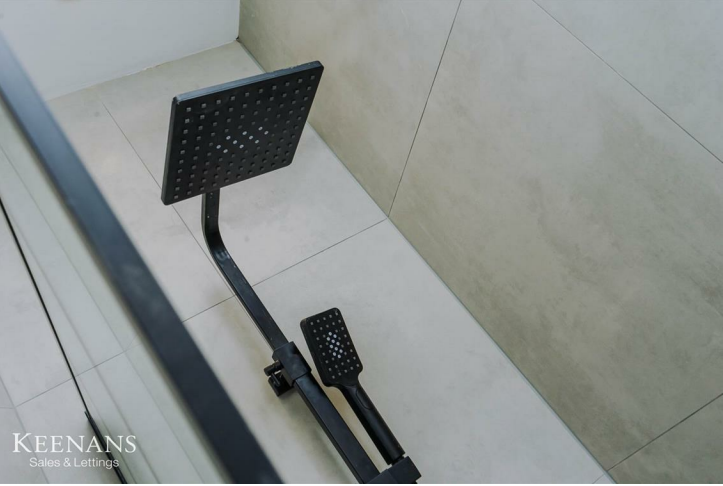
### External

#### Rear

Enclosed tiered garden with outbuilding/cellar.

#### Front

Garden with stone chippings and paving.



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