



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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.

Dyneley Avenue, Burnley, BB10 4JD

Offers Over £255,000

STUNNING THREE BEDROOM SEMI DETACHED HOME IN BURNLEY

Nestled in the charming neighbourhood of Dyneley Avenue, Burnley, this delightful house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you approach the home, you will appreciate the laid-to-lawn gardens at both the front and back, providing a lovely outdoor space for relaxation or play. The garden areas are complemented by bedding sections, adding a touch of greenery and colour to the surroundings. Off-road parking is conveniently available in front of the garage, ensuring ease of access and security for your vehicle.

The heart of the home is undoubtedly the stunning, well-equipped kitchen, which boasts ample storage and modern appliances. This inviting space overlooks the garden, allowing for a seamless connection with the outdoors while you prepare meals. Adjacent to the kitchen, the spacious reception room offers versatility, easily doubling as a dining area for entertaining guests or enjoying family meals.

This property is not just a house; it is a home that promises comfort, convenience, and a welcoming atmosphere. With its attractive features and prime location, it presents an excellent opportunity for those looking to settle in Burnley. Do not miss the chance to make this lovely house your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Dyneley Avenue, Burnley, BB10 4JD

Offers Over £255,000

 3  1  1  C

- Semi Detached Property
- Contemporary Fitted Kitchen With Appliances
- Off Road Parking And Garage
- EPC Rating: C
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Spacious Reception Room
- Enclosed Well Maintained Rear Garden
- Council Tax Band: C

Ground Floor

Laid to lawn garden and block paved driveway.

Hall

11' x 5'7 (3.35m x 1.70m)
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, storage, stairs to first floor and doors to reception room and kitchen.

Reception Room

23'11 x 10'10 (7.29m x 3.30m)
UPVC double glazed bay window, Velux window, central heating radiator, spotlights, multi fuel burner, stone hearth and UPVC double glazed sliding doors to rear.

Kltchen

19'5 x 13'1 (5.92m x 3.99m)
UPVC double glazed window, two Velux window, two upright central heating radiators, spotlights, wall and base units, quartz worktops, island, integrated double oven in high rise unit, four ring electric hob, extractor hood, one and half bowl composite sink with boiling water mixer tap and draining ridges, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated boiler, tile effect flooring and UPVC double glazed sliding doors to rear.

First Floor

Landing

6' x 5' (1.83m x 1.52m)
UPVC double glazed window, central heating radiator and doors to three bedrooms and shower room.

Bedroom One

11'2 x 8'11 (3.40m x 2.72m)
UPVC double glazed window and central heating radiator.

Bedroom Two

9'3 x 7'2 (2.82m x 2.18m)
Two UPV double glazed windows, central heating radiator and fitted wardrobe.

Bedroom Three

9'8 x 6'9 (2.95m x 2.06m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Shower Room

7'10 x 3'8 (2.39m x 1.12m)
UPVC double glazed frosted window, central heated towel rail, under floor heating, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower with rinse head, tiled elevation and tile effect flooring.

External

Rear

Enclosed tiered garden, laid to lawn, paving, two storage sheds and garage.

Front



Tel: 01282469023

www.keenans-estateagents.co.uk