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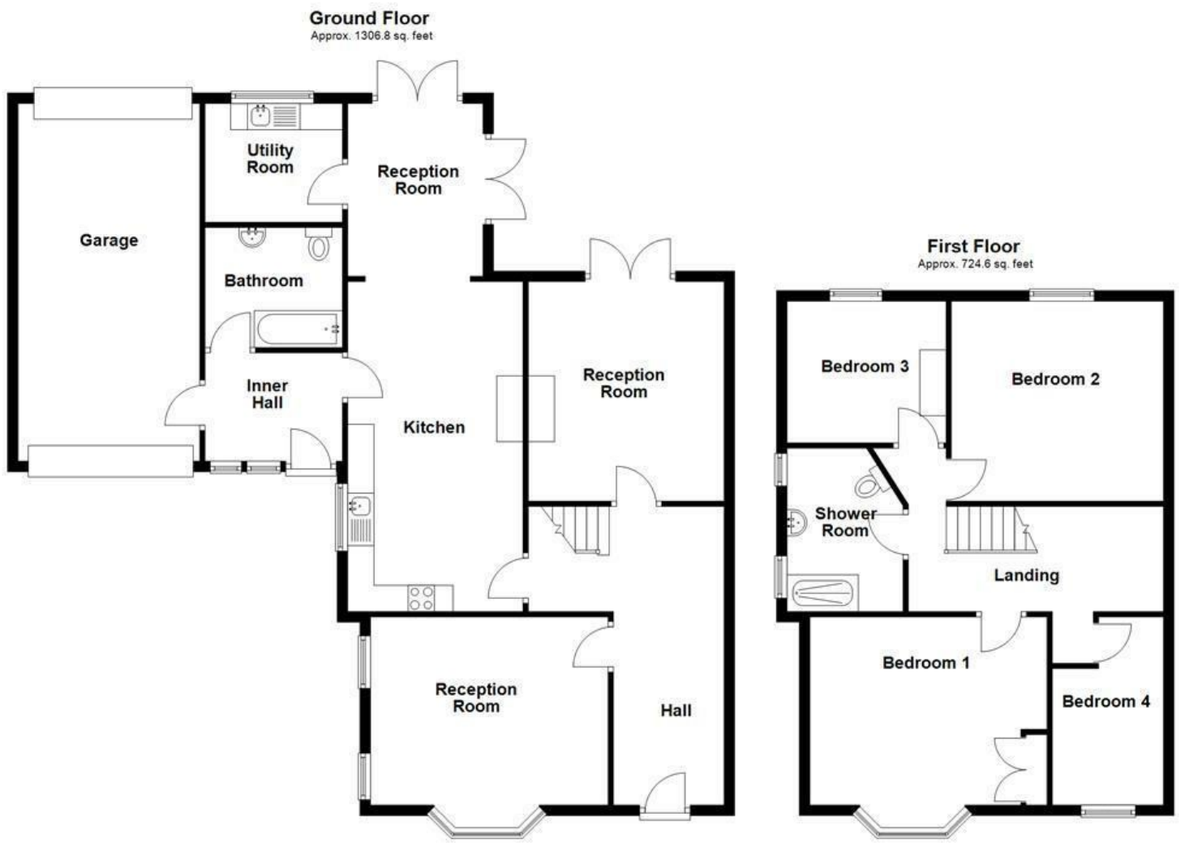

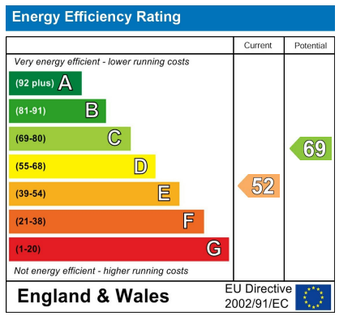

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21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Reedley Drive, Burnley, BB10 2QZ

Offers Over £400,000

SPACIOUS FOUR BEDROOM SEMI DETATCHED PROPERTY - WITH PLANNING PERMISSION WRAP AROUND 2 STORY EXTENSION

Welcome to this charming four-bedroom semi-detached house located on Reedley Drive in Burnley. This delightful property offers a perfect blend of space and comfort, making it an ideal family home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining guests. The large kitchen diner is a standout feature, perfect for family meals and gatherings. Additionally, there is a separate utility room that adds convenience to your daily routines.

The property boasts four well-proportioned bedrooms, ensuring that everyone has their own personal space. The downstairs bathroom is complemented by a family shower room upstairs, catering to the needs of a busy household.

One of the highlights of this home is the expansive laid-to-lawn rear garden, which offers a wonderful outdoor space for children to play or for hosting summer barbecues. The driveway accommodates multiple cars, providing ease of access and parking for you and your guests.

Reedley Drive, Burnley, BB10 2QZ

Offers Over £400,000

4 2 3 E

- Impressive Detached Property
- Three Reception Rooms
- Off Road Parking and Garage
- EPC Rating: E
- Four Generous Bedrooms
- Bursting with Character and Charm
- Tenure: Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band: E

Ground Floor

Hall

12'6 x 10'7 (3.81m x 3.23m)

Hardwood single glazed entrance door, hardwood single glazed window, central heating radiator, picture rail, stairs to first floor and doors to two reception rooms and kitchen.

Reception Room One

14'10 x 12'11 (4.52m x 3.94m)

UPVC double glazed bay window, two UPVC double glazed windows, central heating radiator, coving, picture rail, two feature wall lights, open fire and stone surround.

Reception Room Two

13'8 x 12'7 (4.17m x 3.84m)

Central heating radiator, coving, picture rail, gas fire, marble effect surround, wood mantle, part wood panelled and UPVC double glazed French doors to rear.

Kitchen

UPVC double glazed stained glass leaded window, spotlights, log burner, brick surround, hardwood wall and base units, tiled worktops, stainless steel sink with draining board and mixer tap, integrated double oven in high rise unit, space for fridge freezer, part tiled elevation, tiled floor, open access to reception room three and door to inner hall.

Reception Room Three

11'11 x 8'5 (3.63m x 2.57m)

Two central heating radiators, Two pairs UPVC double glazed French doors to rear, tiled floor and door to utility room,

Utility Room

8'7 x 7'5 (2.62m x 2.26m)

UPVC double glazed window, Baxi boiler, base units, laminate worktops, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer and tiled floor.

Inner Hall

8'8 x 6' (2.64m x 1.83m)

Two UPVC double glazed stained glass leaded windows, central heating radiator, tiled floor, doors to bathroom and garage and UPVC double glazed stained glass leaded door to front.

Bathroom

8'4 x 7'6 (2.54m x 2.29m)

Central heating radiator, spotlights, two feature wall lights, loft access, low flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed rainfall shower and rinse head over, extractor fan, tiled elevation and tiled floor.

Garage

22'4 x 11'4 (6.81m x 3.45m)

Up and over doors to front and rear and storage.

First Floor

Landing

9'8 x 9'5 (2.95m x 2.87m)

Central heating radiator, loft access, smoke alarm and doors to four bedrooms and shower room.

Bedroom One

15'2 x 15' (4.62m x 4.57m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed window, central heating radiator, loft access and picture rail.

Bedroom Three

9'8 x 9'7 (2.95m x 2.92m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Four

12'4 x 6'11 (3.76m x 2.11m)

UPVC double glazed window, central heating radiator and picture rail.

Shower Room

9'2 x 6'5 (2.79m x 1.96m)

Two UPVC double glazed leaded stained glass windows, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with traditional taps, walk-in direct feed rainfall shower and rinse head, extractor fan, tiled elevation and tiled floor.

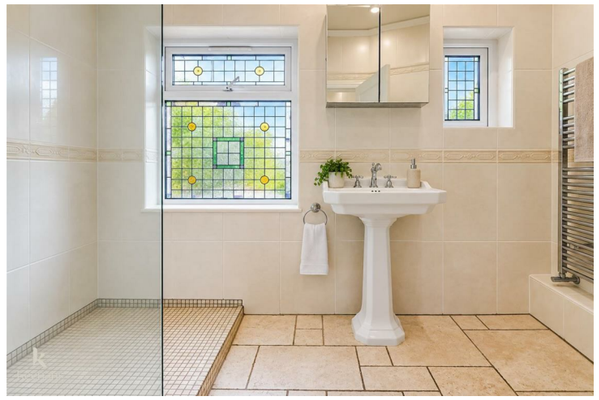
External

Front

Stone chips, bedding areas, laid to lawn and driveway leading to garage.

Rear

Enclosed laid to lawn and paving.



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