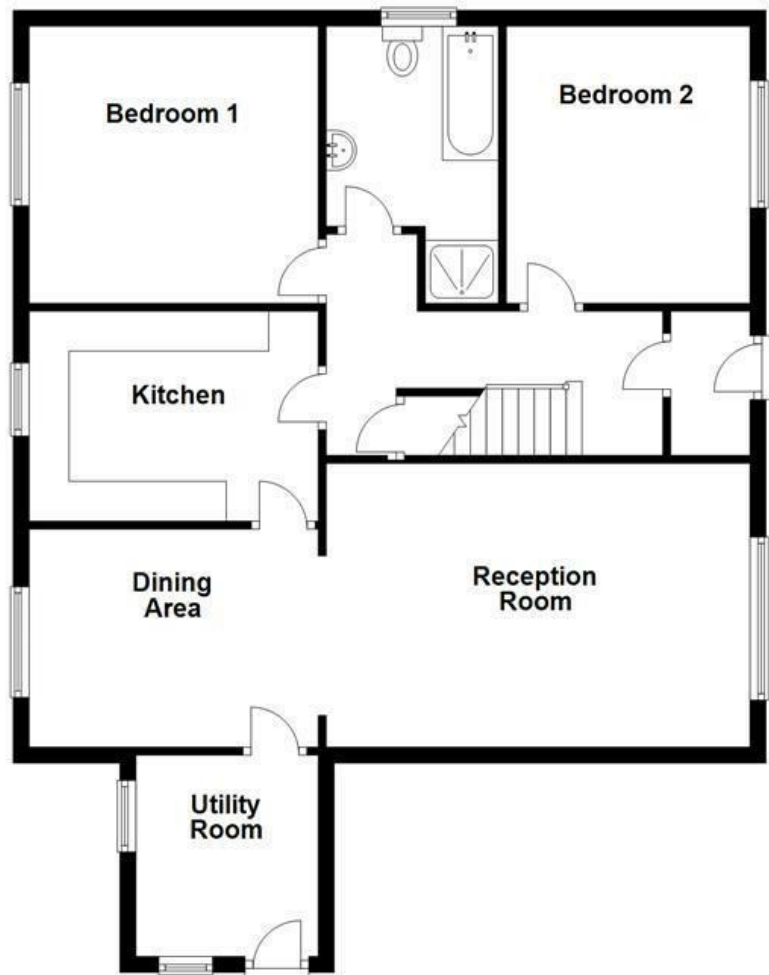
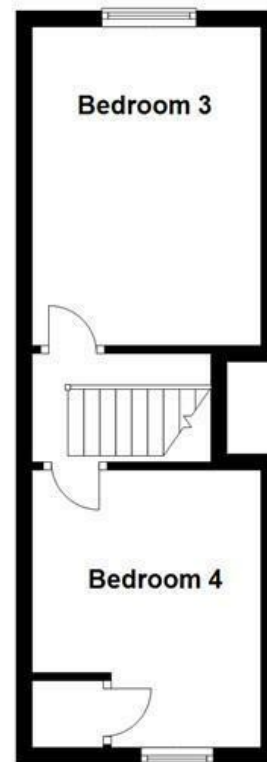


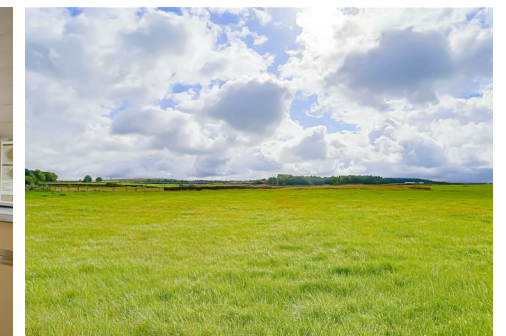
Ground Floor
Approx. 943.6 sq. feet




First Floor
Approx. 268.5 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(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.

Ravenoak Lane, Worsthorne, BB10 3NZ

Offers Over £300,000

AN IDYLIC FOUR BEDROOM FAMILY HOME

Having been maintained and presented beautifully throughout with exceptional panoramic scenic views, an abundance of indoor and outdoor space, ample off road parking and four double bedrooms, this outstanding four bedroom detached bungalow is being proudly welcomed to the market in the highly regarded location of Worsthorne on a sought after estate. With beautifully presented gardens to the front and the rear, not overlooked and benefitting from a stunning open plan living area, no chain delay and being a complete blank canvas, this property is bursting with potential for any family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Todmorden and Pendle.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen, two double bedrooms, bathroom and staircase to the first floor. The kitchen and reception room both lead on to a dining area which leads through to a utility room. The first floor comprises of doors on to two additional double bedrooms. Externally there is a laid to lawn wrap around garden with patio and bedding areas. To the front there is a garden with ample off road parking and detached garage.

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

Ravenoak Lane, Worsthorne, BB10 3NZ

Offers Over £300,000

 4  1  1  E

- Freehold Property
- Detached Garage
- Well Located
- Council Tax Band E
- Off Road Parking
- Four Bedrooms
- EPC E
- Laid To Lawn Garden
- No Chain Delay

Ground Floor

Porch

5'10 x 3'11 (1.78m x 1.19m)
Tiled floor, hardwood single glazed door to hall.

Hall

14'10 x 9'3 (4.52m x 2.82m)
Central heating radiator, smoke alarm, doors to reception room, kitchen, bedroom one,k bedroom two, bathroom, stairs to the first floor.

Reception Room One

17'5 x 11'9 (5.31m x 3.58m)
UPVC double glazed window, central heating radiator, coving, electric fire with limestone hearth and surround, television point, open to dining area.

Dining Room

13'10 x 9'0 (4.22m x 2.74m)
UPVC double glazed sliding door to rear, central heating radiator, door to kitchen and utility.

Utility Room

8'10 x 8'6 (2.69m x 2.59m)
UPVC double glazed window, plumbing for washing machine, dryer, coving, store hatch, store cupboard, UPVC double glazed door to rear.

Kitchen

11'11 x 8'9 (3.63m x 2.67m)
UPVC double glazed window, central heating radiator, range of gloss wall and base units, marble effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap, space for oven, fridge/freezer, serving hatch.

Bedroom One

11'5 x 11'1 (3.48m x 3.38m)
UPVC double glazed window, central heating radiator.

Bedroom Two

11'11 x 11'5 (3.63m x 3.48m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Bathroom

11'4 x 5'10 (3.45m x 1.78m)
UPVC double glazed frosted window, central heating radiator, direct feed enclosed shower, pedestal wash basin with traditional taps, low basin WC, panel bath with traditional taps, tiled elevations, lino floor.

First Floor

Landing

4'5 x 4'1 (1.35m x 1.24m)
Doors to bedroom three and four.

Bedroom Three

13'5 x 10'7 (4.09m x 3.23m)
UPVC double glazed window, central heating radiator.

Bathroom Four

11'10 x 9'8 (3.61m x 2.95m)
UPVC double glazed window, central heating radiator, fitted wardrobes.

Externally

Laid to lawn wrap around garden with patio and bedding areas.



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