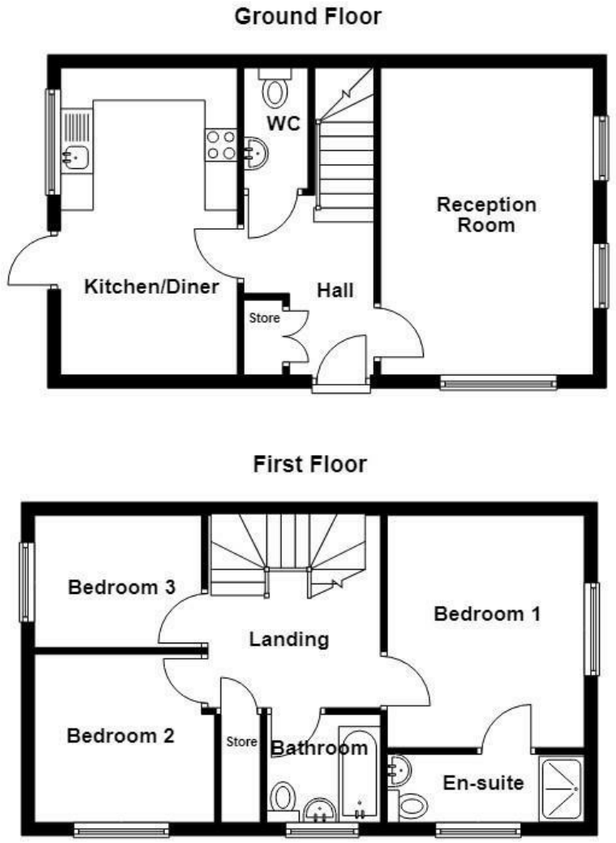
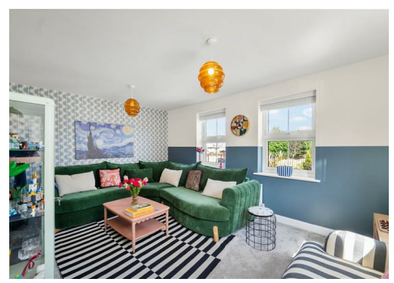
Keenans

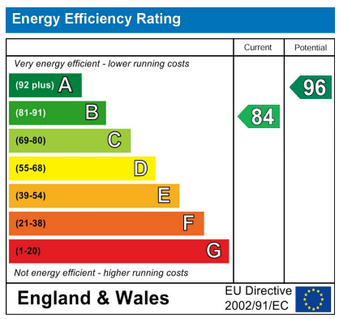












Yellowhammer Road, Burnley, BB11 5FF

Offers Over £240,000

STYLISH THREE BEDROOM SEMI DETACHED HOME

Welcome to this impressive semi-detached house located on Yellowhammer Road in the heart of Burnley. This delightful property boasts a stylish lounge that is both bright and inviting, perfect for relaxing or entertaining guests. The modern kitchen diner is a standout feature, equipped with contemporary fittings and French doors that open into a stunning garden, creating a seamless indoor-outdoor living experience.

The house comprises three spacious bedrooms, providing ample space for a growing family or guests. The master bedroom is particularly impressive, featuring an en suite shower room for added convenience. Additionally, there is a well-appointed family bathroom, ensuring that all your needs are met.

The property also benefits from a driveway, offering off-road parking, which is a valuable asset in this area. This home is ready to move into, making it an ideal choice for those seeking a hassle-free transition. With its combination of modern amenities and a lovely garden, this semi-detached house is a great family home in a desirable location. Don't miss the opportunity to make this wonderful property your own.

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.

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

Yellowhammer Road, Burnley, BB11 5FF

Offers Over £240,000

3 2 1 B

- Stylish Three Bedroom Semi-Detached Home
- Main Bedroom With En Suite
- Off-Road Parking
- Tenure - Freehold
- Bright And Inviting Lounge
- Ready To Move Straight Into
- EPC Rating - B
- Modern Kitchen Diner With French Doors
- Stunning Rear Garden
- Council Tax Band - C

Ground Floor

Entrance
Composite partially frosted door to hall.

Hall
Smoke alarm, doors to WC, storage, kitchen diner and reception room, stairs to first floor, wood effect lino flooring.

Reception Room
15'6 x 10'9 (4.72m x 3.28m)

Three UPVC double glazed windows, central heating radiator.

WC
6'7 x 3'3 (2.01m x 0.99m)

Central heating radiator, two piece suite comprising of a dual flush WC and a pedestal wash basin with mixer tap, extractor fan, wood effect lino flooring.

Kitchen Diner
15'5 x 8'11 (4.70m x 2.72m)

Two UPVC double glazed windows, central heating radiator, glossed wall and base units with laminate surfaces, stainless steel sink and drainer with mixer tap, four ring gas burner hob, oven, extractor hood, integrated fridge freezer, dishwasher, plumbing for washing machine, tiled splashbacks, wood effect lino flooring, UPVC French door to rear.

First Floor

Landing
9'8 x 6'8 (2.95m x 2.03m)

Loft access, doors to three bedrooms, bathroom and storage.

Bedroom One
11'9 x 10'7 (3.58m x 3.23m)

UPVC double glazed window, central heating radiator, door to en suite.

En Suite
7'7 x 4'11 (2.31m x 1.50m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and an enclosed direct feed shower, extractor fan, partial tiled elevations, lino flooring.

Bedroom Two
10'2 x 8'1 (3.10m x 2.46m)

UPVC double glazed window, central heating radiator.

Bedroom Three
8'9 x 6'8 (2.67m x 2.03m)

UPVC double glazed window, central heating radiator, wood effect lino flooring.

Bathoom
6'11 x 5'6 (2.11m x 1.68m)

UPVC double glazed frosted window, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and a panelled bath with mixer tap, extractor fan, partial tiled elevations, tiled effect lino flooring.

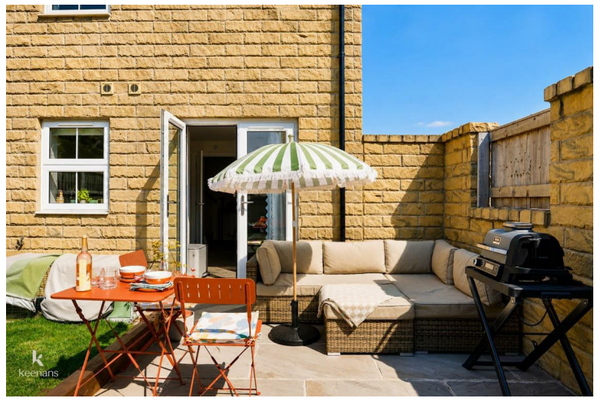
External

Rear
Enclosed laid to lawn garden, stone flagged area.

Front
Driveway, stone chippings, mature shrubbery.

















Tel: 01282469023

www.keenans-estateagents.co.uk