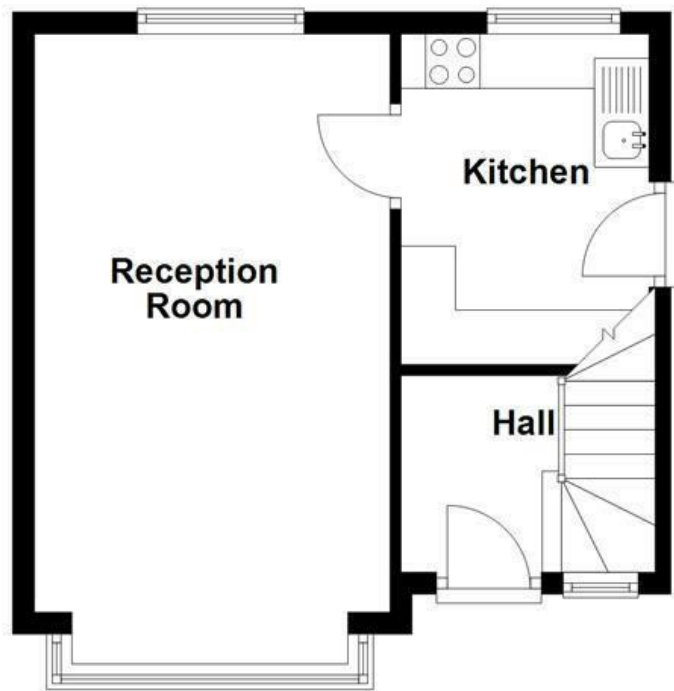


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Glendor Road, Burnley, BB10 4HL

### £195,000

#### A STYLISH THREE BEDROOM FAMILY HOME

Nestled on Glendor Road in the charming town of Burnley, this beautifully presented semi-detached house is an ideal home for a professional couple or a small family. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is tastefully decorated in neutral tones, creating a modern and inviting atmosphere that is sure to appeal to a variety of tastes.

The bathroom is designed with functionality in mind, ensuring comfort for all residents. The low maintenance exteriors of the property allow for a hassle-free lifestyle, giving you more time to enjoy the surrounding area.

Conveniently located, this home offers easy access to a range of amenities within Burnley Town Centre, making daily errands and leisure activities effortlessly accessible. Additionally, the property features off-road parking on a drive, along with a garage, providing secure and convenient parking options.

This delightful home combines modern living with practicality, making it a perfect choice for those seeking a comfortable and stylish residence in Burnley. Don't miss the opportunity to make this lovely property your own.

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# Glendor Road, Burnley, BB10 4HL

## £195,000

**3****1****1****D**

- Semi Detached Property
  - Modern Fitted Kitchen
  - Off Road Parking And Garage
  - EPC Rating: D
- Three Bedrooms
  - Four Piece Bathroom
  - Tenure: Leasehold
- Spacious Reception Room
  - Gardens To Front And Rear With Summerhouse
  - Council Tax Band: B

### Ground Floor

Drive leading to single garage.

#### Hall

7'7 x 5'11 (2.31m x 1.80m)  
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, spotlights, smoke alarm, wood effect flooring, stairs to first floor and door to reception room.

#### Reception Room

17'6 x 10'8 (5.33m x 3.25m)  
UPVC double glazed window, UPVC double glazed box bay window, central heating radiator, spotlights, wall mounted electric fire, TV point, wood effect flooring and door to kitchen.

#### Kitchen

9'11 x 7'6 (3.02m x 2.29m)  
UPVC double glazed window, spotlights, high gloss wall and base units, wood effect worktops, integrated oven, four burner gas hob, extractor hood, stainless steel splash back, composite sink with draining board and mixer tap, space for fridge freezer, plinth heater, wood effect flooring and UPVC double glazed frosted door to side.

### First Floor

#### Landing

Smoke alarm, spotlights and doors to three bedrooms and bathroom.

#### Bedroom One

10'10 x 9'3 (3.30m x 2.82m)  
UPVC double glazed box bay window, central heating radiator, spotlights and fitted wardrobes.

#### Bedroom Two

10'11 x 7'10 (3.33m x 2.39m)  
UPVC double glazed window, central heating radiator, loft access and fitted wardrobes.

#### Bedroom Three

7'9 x 6'2 (2.36m x 1.88m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

7'8 x 7'4 (2.34m x 2.24m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower in corner enclosure, extractor fan, part tiled elevations and wood effect flooring.

### External

#### Front

Enclosed artificial lawn, paving and access to summer house.

#### Summer House

11'4 x 11'4 (3.45m x 3.45m)  
Three hardwood single glazed windows, bar, TV point and electric wall mounted fire and hardwood double glazed French doors

### Rear



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