



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Hillside, Burnley, BB11 5JN

£139,950

ENVIABLE THREE BEDROOM SEMI DETACHED PROPERTY

Located in the charming area of Hillside, Burnley, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious lounge that seamlessly flows into a well-appointed kitchen diner, creating an inviting space ideal for both relaxation and entertaining.

The three generously sized bedrooms provide ample room for family living, while the family bathroom caters to all your daily needs. One of the standout features of this home is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Additionally, the property benefits from a private drive, ensuring that parking is never a concern. Located in a great area, this home is well-positioned to take advantage of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This semi-detached house is not just a property; it is a place where memories can be made. Do not miss the chance to make it your own.

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 3  1  1  D

- Spacious Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Perfect Rental Investment
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Hallway

3'11 x 3'5 (1.19m x 1.04m)

UPVC double glazed frosted front door, central heating radiator and door leading to reception room one.

Reception Room One

14'3 x 13'3 (4.34m x 4.04m)

UPVC double glazed window, central heating radiator, gas fire, television point and door to kitchen/dining area.

Kitchen/Dining Area

18'5 x 8'3 (5.61m x 2.51m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, integrated oven with four ring gas hob , plumbing for washing machine, space for fridge freezer, wood effect flooring, under stairs storage, UPVC double glazed frosted door to side elevation and UPVC double glazed French doors to rear.

First Floor

Landing

8'2 x 6'4 (2.49m x 1.93m)

UPVC double glazed window, loft access, smoke detector, doors leading to three bedrooms, bathroom and storage.

Bedroom One

12'8 x 8'10 (3.86m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'0 x 9'11 (3.35m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'4 x 8'1 (2.84m x 2.46m)

UPVC double glazed window and central heating radiator.

Bathroom

6'8 x 5'9 (2.03m x 1.75m)

UPVC double glazed frosted window, central heating radiator, panel bath with traditional taps and overhead electric feed shower, pedestal wash basin with traditional taps, low flush WC, tiled elevations and wood effect flooring.

External

Rear

Enclosed laid to lawn garden with paved patio and timber shed.

Front

Stone paved driveway and laid to lawn garden.



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