



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

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## Red Lees Avenue, Burnley, BB10 4JE

### £230,000

A STUNNING TWO BEDROOM SEMI DETACHED PROPERTY IN BURNLEY SURE TO HAVE LOTS OF INTEREST

Nestled in the desirable area of Red Lees Avenue, Burnley, this charming two-bedroom semi-detached house presents an excellent opportunity for first-time buyers and those looking to downsize. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The house is finished to a high specification, ensuring a modern and comfortable living environment. Each bedroom is well-proportioned, offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to all your needs.

With its attractive features and prime location, this property is sure to attract considerable interest and will not be around for long. Whether you are starting your journey into homeownership or seeking a more manageable living space, this house is an ideal choice. Do not miss the chance to make this lovely home your own.

# Red Lees Avenue, Burnley, BB10 4JE

£230,000



- Beautifully Presented Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating TBC
- Two Bedrooms
- Three Piece Bathroom
- Leasehold
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hallway

14'1 x 5'9 (4.29m x 1.75m)

Composite front entrance door, UPVC double glazed window, central heating radiator, Karndean flooring, stairs to the first floor and doors to reception room and kitchen.

### Reception Room

14'7 x 10'10 (4.45m x 3.30m)

UPVC double glazed bow window, UPVC double glazed window, central heating radiator, multi fuel burning stove with slate hearth and limestone mantel, panelled elevations, spotlights and coving.

### Kitchen

14'8 x 13'2 (4.47m x 4.01m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate surfaces, inset sink with drainer and mixer tap, electric oven with five ring gas hob, extractor hood, integrated dishwasher, integrated fridge, spotlights, Karndean flooring, open to the utility and door to the conservatory.

### Utility Room

4' x 2'8 (1.22m x 0.81m)

UPVC double glazed window, range of panelled units with laminate surfaces, plumbing for washing machine, space for fridge freezer and Karndean flooring.

### Conservatory

10' x 9'5 (3.05m x 2.87m)

UPVC double glazed windows, central heating radiator, tiled flooring and sliding door to the rear.

## First Floor

### Landing

9'4 x 5'5 (2.84m x 1.65m)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

### Bedroom One

14'5 x 10'10 (4.39m x 3.30m)

UPVC double glazed bow window, UPVC double glazed window, central heating radiator, two feature wall lights, spotlights and coving.

### Bedroom Two

10'1 x 7'10 (3.07m x 2.39m)

Two UPVC double glazed windows, central heating radiator, fitted storage, spotlights and Karndean flooring.

### Bathroom

6'10 x 6' (2.08m x 1.83m)

UPVC double glazed window, towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, spotlights and tiled flooring.

### External

#### Front

Block paved driveway providing off road parking.

#### Rear

Laid to lawn garden with Indian stone paving.



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