

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.



## Towneleyside, Burnley, BB11 3QT

### £300,000

SPACIOUS DETACHED HOME ON A GENEROUS PLOT WITH GREAT POTENTIAL

Nestled in the charming area of Towneleyside, Burnley, this spacious detached house presents an exceptional opportunity for families seeking a delightful home. Set on a generous plot, the property is ideally located near the picturesque Towneley Park, offering a perfect blend of tranquility and accessibility.

As you enter, you are welcomed by two generously sized reception rooms, providing ample space for both relaxation and entertaining. The heart of the home features three double bedrooms, ensuring comfort and privacy for all family members. With two well-appointed bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is its wonderful garden, which backs onto serene woodland. This natural setting is often visited by deer, foxes, and other wildlife, creating a peaceful retreat right at your doorstep. The garden offers great potential for those looking to cultivate their own outdoor oasis, perfect for family gatherings or quiet evenings under the stars.

Additionally, the property includes a detached garage and a gated driveway, providing secure off-road parking for your vehicles. This feature adds to the convenience and appeal of the home, making it an ideal choice for families.

# Towneleyside, Burnley, BB11 3QT

£300,000



- Detached Property
- Spacious Fitted Kitchen
- Off Road Parking And Detached Garage
- EPC Rating: C

## Ground Floor

### Hall

Hardwood double glazed entrance door, UPVC double glazed leaded window, coving, dado rail, storage, stairs to first floor and doors to reception room one, kitchen and shower room.

### Reception Room One

17' x 13' (5.18m x 3.96m)

UPVC double glazed leaded window, central heating radiator, coving, two ceiling roses, three feature wall lights, gas fire, granite and brick fireplace, open access to dining area and UPVC double glazed sliding door to rear.

### Dining Area

12'2 x 8'2 (3.71m x 2.49m)

UPVC double glazed leaded window, central heating radiator and door to kitchen.

### Kitchen

12'10 x 12'3 (3.91m x 3.73m)

UPVC double glazed leaded window, central heating radiator, coving, panel wall and base units, laminate worktops, integrated oven and grill in high rise unit, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for dishwasher, plumbing for washing machine, integrated fridge freezer, tile effect flooring and door to reception room two.

### Reception Room Two

18'9 x 9'3 (5.72m x 2.82m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, dado rail, boiler cupboard and UPVC double glazed sliding doors to rear.

### Shower Room

7'4 x 5'5 (2.24m x 1.65m)

UPVC double glazed frosted leaded window, central heating radiator, coving, low flush WC, pedestal wash basin with traditional taps, electric feed shower in corner enclosure, part tile elevations and tiled floor.

## First Floor

### Landing

Two UPVC double glazed leaded windows, central heating radiator, coving, dado rail and doors to three bedrooms and bathroom.

### Bedroom One

14'6 x 14'2 (4.42m x 4.32m)

Two UPVC double glazed leaded windows, central heating radiator and fitted wardrobes.

### Bedroom Two

14'5 x 9'10 (4.39m x 3.00m)

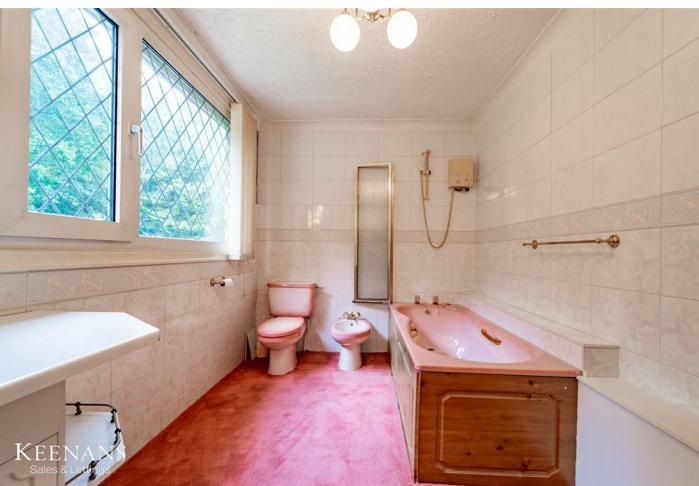
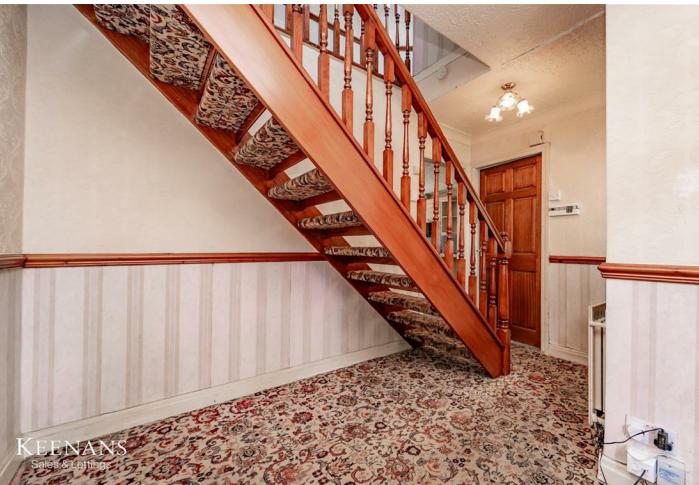
Two UPVC double glazed leaded windows, central heating radiator and fitted wardrobes.

### Bedroom Three

11'3 x 10'5 (3.43m x 3.18m)

UPVC double glazed leaded window, central heating radiator and coving.

- Three Bedrooms
- Two Bathrooms
- Tenure: Freehold
- Three Reception Rooms
- Enclosed Rear Garden Which Backs Onto Woodland
- Council Tax Band: E



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)