



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
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.

Peebles Grove, Burnley, BB11 4ES

£99,950

CHARMING SEMI DETACHED TRUE BUNAGLOW

Presenting Peebles Grove area of Burnley, this delightful one-bedroom true semi-detached bungalow offers a perfect blend of comfort and convenience. The heart of this home is undoubtedly the bright conservatory, which provides a lovely view of the well-maintained rear garden, making it an ideal spot for relaxation or entertaining guests.

The bungalow features a spacious double bedroom, ensuring a peaceful retreat at the end of the day. The family bathroom is well-appointed, catering to all your needs. The generous lounge flows seamlessly into the kitchen, creating an inviting space for both everyday living and special occasions.

Situated in a great location, this property benefits from excellent transport links and is close to a variety of amenities, making it perfect for those who appreciate easy access to local shops and services. Whether you are a first-time buyer, looking to downsize, or seeking a cosy retreat, this bungalow presents a wonderful opportunity to enjoy comfortable living in a desirable area. Don't miss the chance to make this charming property your new home.

Peebles Grove, Burnley, BB11 4ES

£99,950

 1  1  2  D

- Tenure Freehold
 - Off Road Parking
 - Ideal Investment Opportunity
 - Easy Access To Major Network Links
- Council Tax Band A
 - Enviaible Views To Rear
 - Viewing Essential
- EPC Rating D
 - One Generously Sized Double Bedroom
 - Well Maintained Gardens

Ground Floor

Entrance

Composite frosted door to hall.

Hall

6'4 x 3'4 (1.93m x 1.02m)

Central heating radiator, loft access, smoke alarm, doors to reception room, bedroom and bathroom.

Reception Room

14'8 x 10'10 (4.47m x 3.30m)

UPVC double glazed box window, central heating radiator, gas fire with marble surround and door to kitchen.

Kitchen

10'5 x 6'10 (3.18m x 2.08m)

UPVC double glazed window, UPVC frosted door to conservatory, access to Baxi boiler, wood panel wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, part tiled elevation and tiled floor.

Conservatory

13'1 x 9'6 (3.99m x 2.90m)

UPVC double glazed windows, UPVC sliding door to rear, polycarbonate roof, wall light and electric radiator,

Bedroom One

13'4 x 10' (4.06m x 3.05m)

Two UPVC double glazed windows, central heating radiator and storage.

Bathroom

6'10 x 6'3 (2.08m x 1.91m)

Hardwood frosted window, central heating radiator, pedestal wash basin, low flush WC, panel bath, overhead electric feed shower, part tiled elevation and extractor fan.

External

Rear

Enclosed laid to lawn garden, paving and stone chippings.

Front

Block paved drive.



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