



Fairfield Drive, Burnley, BB10 2PU

£950 PCM

DETACHED THREE BEDROOM TRUE BUNGALOW

Keenans Lettings are delighted to offer this beautifully presented detached true bungalow to the lettings market within a highly sought-after area of Burnley. Located within close proximity to Burnley General Hospital, trips to the town centre and other leisure facilities are within a 2-3 mile radius by car and there are regular buses to the town centre and access to motorway and rail links to further afield.

The property boasts modern fixtures and fittings, generously sized rooms and immaculately presented gardens to both the front and the rear. The property briefly comprises: hallway which provides access to a spacious reception room, modern kitchen, three-piece shower room and three generously sized bedrooms. The kitchen boasts stunning contemporary wall and base units and integrated appliances and leads through to the rear. Externally there is a stunning laid to lawn garden with patio and bedding areas to the rear. To the front there is a laid to lawn garden, driveway and access to an integral garage.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Detached Bungalow
 - Fitted Kitchen
 - Front and Rear Gardens
 - Viewing Highly Recommended
- Three Bedrooms
 - Shower Room
 - Driveway
- Reception Room
 - Integral Garage
 - Deposit £801.92

INTRODUCTION

Keenans Lettings are delighted to offer this beautifully presented detached true bungalow to the lettings market within a highly sought-after area of Burnley. Located within close proximity to Burnley General Hospital, trips to the town centre and other leisure facilities are within a 2-3 mile radius by car and there are regular buses to the town centre and access to motorway and rail links to further afield. The property boasts modern fixtures and fittings, generously sized rooms and immaculately presented gardens to both the front and the rear. The property briefly comprises: hallway which provides access to a spacious reception room, modern kitchen, three-piece shower room and three generously sized bedrooms. The kitchen boasts stunning contemporary wall and base units and integrated appliances and leads through to the rear. Externally there is a stunning laid to lawn garden with patio and bedding areas to the rear. To the front there is a laid to lawn garden, driveway and access to an integral garage. For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

GROUND FLOOR

ENTRANCE HALL

10'9" x 8'8" (3.28 x 2.64)
UPVC frosted double glazed side entrance door opens into the entrance hall with central heating radiator, ceiling covings, smoke alarm, loft access and doors to the reception room, kitchen, three bedrooms and shower room.

RECEPTION ROOM

16'10" x 11'5" (5.13 x 3.48)
UPVC double glazed window, central heating radiator, gas fire, ceiling covings and ceiling light points.

KITCHEN

10'4" x 8'7" (3.15 x 2.62)
Fitted with a range of cream gloss wall, base and drawer units with complementary work surfaces and splash backs, under unit lighting, inset stainless steel sink, drainer and mixer tap, integrated electric Beko oven with gas hob and extractor canopy over, feature splash back, integrated fridge / freezer, space for washing machine, tile effect flooring, UPVC double glazed window, central heating radiator, UPVC ceiling and recessed spot lights and a UPVC double glazed frosted door to the rear garden.

BEDROOM ONE

14'7" x 12'6" (4.44 x 3.81)
UPVC double glazed window, central heating radiator, ceiling covings and fitted wardrobes.

BEDROOM TWO

9'4" x 8'8" (2.84 x 2.64)
UPVC double glazed window, central heating radiator and fitted wardrobes.

BEDROOM THREE

9'10" x 8'3" (3 x 2.51)
UPVC double glazed window and a central heating radiator.

SHOWER ROOM

5'9" x 5'8" (1.75 x 1.73)
Fitted with a white three piece suite comprising corner shower

cubicle with electric shower, vanity cupboard with wash basin and mixer tap with mirrored wall cabinet over, close couple WC with twin flush, tiled elevations, spotlights, extractor fan, wood effect flooring and a UPVC double glazed frosted window.

EXTERNAL

FRONT

Paved driveway to the integral garage and paved pathway with hand rail to the side door, lawn with borders for seasonal planting and central shaped flowering bush.

REAR

Paved patio area with raised area for planted seasonal pots and lawn with borders for planting and some shrubs and bushes, fence enclosure and Arco drains to allow drainage.

GARAGE

17'2" x 9'1" (5.23 x 2.77)
Power and lighting and up and over door.

AGENTS NOTES

Council Tax Band C.



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