

Total area: approx. 107.3 sq. metres (1155.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Burnley Road, Lancashire, BB5 6LD

£260,000

THE PERFECT FAMILY HOME!

Nestled on Burnley Road in the village of Huncoat, Lancashire, this charming three-bedroom semi-detached house is a delightful blend of modern living and stylish decor. Recently fully renovated, the property boasts a contemporary feel while retaining its appealing character features.

Upon entering, you will find two inviting living areas that provide ample space for relaxation and family gatherings. The modern kitchen is a true highlight, designed with functionality in mind, making it perfect for both everyday cooking and entertaining guests. The family bathroom is well-appointed, and there is a separate WC for added convenience.

The three spacious bedrooms offer comfortable retreats, ideal for family members or guests. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home.

Outside, the large, stunning garden is a fantastic feature, providing a perfect space for children to play or for hosting summer barbecues. The property also includes a driveway for off-road parking, ensuring that you have easy access to your home.

This residence is an excellent choice for families seeking a great home in a friendly neighbourhood. With its modern amenities and charming features, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

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- Three Bedroom Semi Detached Family Home
- Family Bathroom And Separate WC
- Off Road Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Large Enclosed Rear Garden
- EPC Rating - D
- Modern Fully Renovated Kitchen
- Beautifully Presented Throughout
- Council Tax Band - C

Ground Floor

Entrance

UPVC frosted single glazed ledged French doors to porch.

Porch

5'11 x 2'5 (1.80m x 0.74m)

Two hardwood single glazed frosted ledged windows, tiled flooring, hardwood frosted single glazed ledged door to hall.

Hall

12'11 x 6'5 (3.94m x 1.96m)

Central heating radiator, smoke alarm, coving, picture rail, ceiling rose, doors to reception room one, reception room two and kitchen, stairs to first floor, wood effect lino flooring, storage.

Reception Room One

13'7 x 12'2 (4.14m x 3.71m)

UPVC double glazed ledged bow window, central heating radiator, coving, ceiling rose, tiled flooring, wood effect lino flooring.

Reception Room Two

14'3 x 12 (4.34m x 3.66m)

UPVC bay window, central heating radiator, coving, log burner with brick surround, coving, ceiling rose.

Kitchen

18'2 x 6'5 (5.54m x 1.96m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, panelled wall and base units with marble effect surfaces, stainless steel sink and drainer with mixer tap, space for four ring hob and oven, extractor unit, space for fridge freezer, tiled splashbacks, wood effect lino flooring, UPVC partially frosted door to rear,

First Floor

Landing

10'1 x 6'11 (3.07m x 2.11m)

UPVC frosted ledged single glazed window, coving, loft access, picture rail, smoke alarm, doors to three bedrooms, bathroom and WC.

Bedroom One

12'3 x 11'5 (3.73m x 3.48m)

UPVC double glazed ledged bow window, central heating radiator, coving, fitted wardrobes.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Three

9 x 7 (2.74m x 2.13m)

UPVC double glazed ledged single glazed window, central heating radiator, coving, picture rail.

WC

4'8 x 2'7 (1.42m x 0.79m)

UPVC frosted single glazed ledged window, dual flush WC, wood effect lino flooring.

Bathroom

7'5 x 5'5 (2.26m x 1.65m)

UPVC frosted window, chrome heated towel rail, pedestal wash basin with mixer tap, panelled bath with traditional taps and a direct feed overhead shower, partial tiled elevations, wood effect lino flooring.

External

Garage/Utility

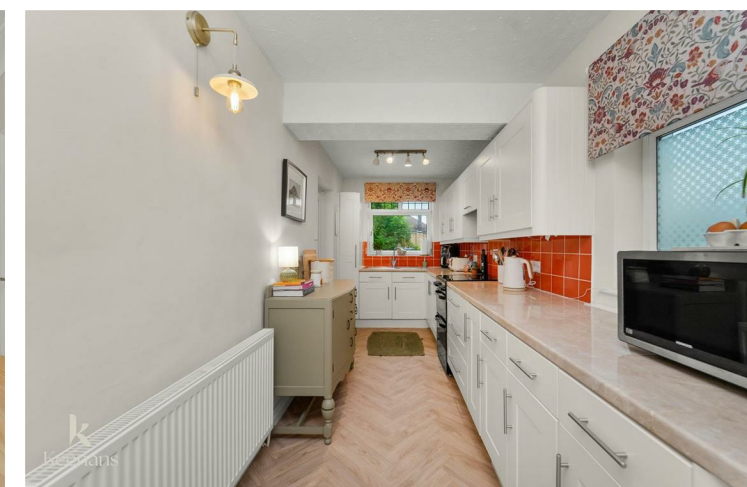
Access to combi boiler and plumbing for utility.

Rear

Enclosed laid to lawn garden, stone flagged area, stone chippings, bedding areas and mature shrubbery.

Front

Driveway, laid to lawn garden, bedding areas and mature shrubbery.



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