



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(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.

## George Lane, Read, BB12 7RH Offers In The Region Of £440,000

A STUNNING FOUR BEDROOM FAMILY HOME

Nestled on the picturesque George Lane in Read, Burnley, this beautifully presented semi-detached house is an ideal choice for a growing family seeking their dream home. The property boasts four spacious bedrooms, including a generously proportioned main bedroom complete with an ensuite shower room, ensuring comfort and privacy for all family members.

The interior of the home is finished with modern, neutral decor throughout, creating a warm and inviting atmosphere. With two well-appointed reception rooms, there is ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends.

One of the standout features of this property is its scenic views, which can be enjoyed from various vantage points within the home. Additionally, the gated driveway provides secure parking and leads to an integral garage, offering convenience and peace of mind.

Situated in a location that offers easy access to major commuter routes, this home is not only a tranquil retreat but also a practical choice for those who need to travel for work or leisure. This property truly encapsulates the essence of family living, combining modern comforts with a serene setting. Do not miss the opportunity to make this stunning house your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# George Lane, Read, BB12 7RH

## Offers In The Region Of £440,000



- Impressive Semi Detached Property
- Modern Fitted Dining Kitchen
- Gated Off Road Parking
- EPC Rating C
- Four Bedrooms
- Sought After Location
- Tenure Leasehold
- Two Bathrooms
- Stunning Open Aspect Countryside Views to Rear
- Council Tax Band D

### Ground Floor

#### Entrance Hall

11'2 x 5'2 (3.40m x 1.57m )

UPVC double glazed frosted front door, central heating radiator, smoke detector, tiled flooring, doors leading to kitchen/dining area, garage and reception room two.

#### Kitchen/Dining Area

18'6 x 8'8 (5.64m x 2.64m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, Stoves range cooker with five ring gas hob and extractor hood, composite one and a half bowl sink and drainer with mixer tap, integrated fridge, integrated microwave, integrated wine fridge, spotlights, wood effect flooring and door to pantry with wall mounted boiler.

#### Garage

11'2 x 8'10 (3.40m x 2.69m)

Central heating radiator, plumbing for washing machine, space for dryer and remote roller shutter garage door.

#### Reception Room Two

14'4 x 9'7 (4.37m x 2.92m )

Central heating radiator, spotlights, smoke detector, wood effect flooring, door to inner hall and UPVC double glazed sliding door to rear.

#### Inner Hall

4'2 x 3'1 (1.27m x 0.94m)

UPVC double glazed window, door to reception room one and stairs to first floor.

#### Reception Room One

15'2 x 11'11 (4.62m x 3.63m)

Central heating radiator, television point, living flame gas fire and UPVC double glazed bay window with double glazed French doors to rear.

### First Floor

#### Landing

Loft access, smoke detector, picture rail, doors leading to four bedrooms and family bathroom.

#### Bedroom One

18'3 x 14'3 (5.56m x 4.34m)

Two UPVC double glazed window, two central heating radiators, spotlights, loft access, fitted wardrobes and door to en suite.

#### En Suite

8'1 x 4'9 (2.46m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

#### Bedroom Two

12'0 x 8'10 (3.66m x 2.69m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

#### Bedroom Three

10'10 x 8'11 (3.30m x 2.72m)

UPVC double glazed window, central heating radiator, coving, picture rail and fitted wardrobe.

#### Bedroom Four

7'10 x 7'6 (2.39m x 2.29m )

UPVC double glazed window, central heating radiator and picture rail.

#### Bathroom

7'11 x 5'2 (2.41m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

### External

#### Rear

Enclosed garden with laid to lawn, Indian paved patio and open aspect views.

#### Front

Laid to lawn garden, paved seating area, timed lighting and gated tarmac driveway.

