



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.

Burnley Road, Edenfield, BL0 0HW

£325,000

A BEAUTIFUL AND SPACIOUS FOUR BEDROOM FAMILY HOME

Keenans are proud to present to the market this beautifully presented four bedroom mid terraced home. Set over three floors and flowing internally with generously proportioned living accommodation, a stunning and modern kitchen that is perfect for entertaining, finished with neutral decor and a blend of traditional character with contemporary fixtures and fittings, this home is perfectly suited for a growing family looking for their dream home in the enviable location of Edenfield. This property isn't one to be missed! With easy access to all local amenities, schools and major commuter routes towards Bury, Manchester and beyond!

The property comprises briefly, to the ground floor: entrance through the vestibule to the first reception room which flows through to the dining kitchen with stairs leading to the first floor and French doors out to the rear. The first floor landing provides access to two spacious bedrooms, a three piece bathroom suite and a staircase to the second floor. The second floor has doors on to two more bedrooms, one with a Juliet balcony that has stunning views, and a shower room. Externally, the property boasts an enclosed, tiered yard with gravel clippings and space to park one car. The front of the property has an enclosed yard.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Burnley Road, Edenfield, BL0 0HW

£325,000



- Deceptively Spacious Mid Terrace Property
- Contemporary Open Plan Dining Kitchen
- Off Road Parking
- EPC Rating: E
- Four Bedrooms
- Bathroom & Shower Room
- Freehold
- Set Over Three Floors
- Enclosed Rear Garden With Envious Views
- Council Tax Band B

Ground Floor

Entrance Porch

4'2 x 2'11 (1.27m x 0.89m)

Composite front entrance door and door to the reception room.

Reception Room

14'5 x 13'4 (4.39m x 4.06m)

UPVC double glazed window, central heating radiator, feature fireplace with decorative wooden mantel, picture rail, cornice coving, laminate flooring and door to the open plan dining kitchen.

Open Plan Dining Kitchen

24' x 13'11 (7.32m x 4.24m)

Two Velux windows, central heating radiator, range of wood panelled wall and base units with granite surfaces, centre island and breakfast bar, Rangemaster cooker with five ring induction hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, washing machine, dishwasher and American fridge freezer, boiler, spotlights, laminate flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

20'10 x 5'6 (6.35m x 1.68m)

Stairs to the second floor and doors to two bedrooms and bathroom.

Bedroom One

14'5 x 8'5 (4.39m x 2.57m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'6 x 7'10 (3.20m x 2.39m)

UPVC double glazed window, central heating radiator and walk in wardrobe.

Bathroom

7'7 x 5'5 (2.31m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations and laminate flooring.

Second Floor

Landing

Doors to two bedrooms and shower room.

Bedroom Three

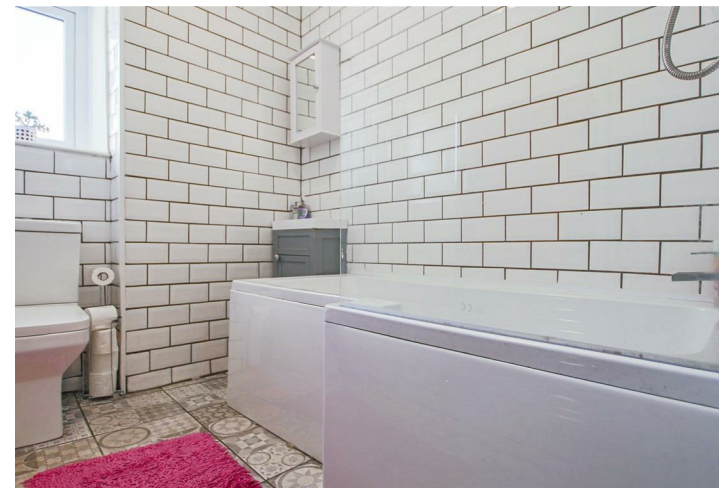
11'6 x 10'6 (3.51m x 3.20m)

Velux window, central heating radiator and eaves storage.

Bedroom Four

9'6 x 7'10 (2.90m x 2.39m)

UPVC double glazed French doors to a Juliet balcony and central heating radiator.



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