

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Burnley Road, Loveclough, BB4 8QL

£235,000

AN ENVIABLE FAMILY HOME

Offering spacious rooms throughout, stylish decoration and accommodation over three floors, this exceptional four bedroom mid terraced property is being proudly welcomed to the market in the most desirable location of Loveclough. With panoramic views from the front, three double bedrooms and one single bedroom having been presented and updated to the highest standard throughout, this property is the perfect home for any growing family and is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Burnley, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to an inner hallway which guides you through to a contemporary fitted kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms, a WC and staircase to the second floor. The second floor leads on to two additional double bedrooms and a modern family bathroom. Externally there is an enclosed paved yard to the rear and courtyard to the front with bedding areas.

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

Burnley Road, Loveclough, BB4 8QL

£235,000



- Exquisite Mid Terrace Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating TBC
- Four Bedrooms
- Stylish Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Bursting with Charm
- Council Tax Band B

Ground Floor

Entrance Vestibule

3'8 x 3'0 (1.12m x 0.91m)

UPVC double glazed frosted front door, central heating radiator, dado rail and hardwood single glazed frosted door to reception room.

Reception Room

14'4 x 11'4 (4.37m x 3.45m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, two feature wall lights, dado rail, television point, cast iron multifuel burner with granite effect hearth, herringbone wood effect laminate flooring and open to inner hall.

Inner Hall

3'0 x 2'7 (0.91m x 0.79m)

Dado rail, herringbone wood effect laminate flooring, hardwood single glazed frosted door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'4 x 11'11 (4.37m x 3.63m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, three door Rangemaster range cooker with five ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine and dishwasher, space for dryer, picture rail, under unit lighting, under stairs pantry, herringbone wood effect laminate flooring and hardwood single glazed frosted leaded door to rear.

Pantry

10'11 x 2'8 (3.33m x 0.81m)

First Floor

Landing

14'4 x 5'8 (4.37m x 1.73m)

Hardwood doors to two bedrooms, WC and stairs to second floor.

Bedroom One

14'4 x 11'4 (4.37m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobe and original fireplace.

Bedroom Two

10'0 x 9'0 (3.05m x 2.74m)

UPVC double glazed window, central heating radiator and solid wood flooring.

WC

9'0 x 4'1 (2.74m x 1.24m)

Central heating radiator, original fireplace, spotlights, low base WC, vanity top wash basin with mixer tap, integrated storage and solid wood flooring.

Second Floor

Landing

6'1 x 5'5 (1.85m x 1.65m)

Smoke detector, doors to two bedrooms and bathroom.

Bedroom Three

11'10 x 7'2 (3.61m x 2.18m)

Hardwood double glazed window, central heating radiator and solid wood flooring.

Bedroom Four

13'7 x 7'1 (4.14m x 2.16m)

Velux window, central heating radiator, over stairs storage and eave storage.

Bathroom

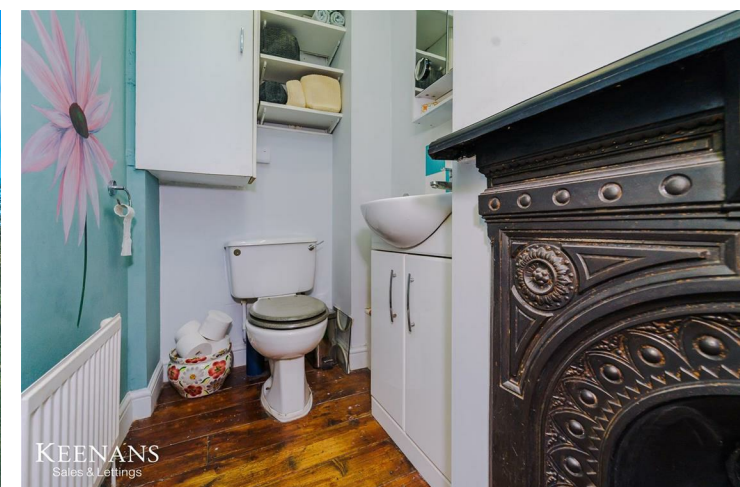
9'0 x 5'10 (2.74m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations and tiled flooring.

External

Rear

Enclosed paved yard.



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