

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

Burnley Road, Loveclough, BB4 8QL

£210,000

AN EXCEPTIONAL FAMILY HOME WITH OFF ROAD PARKING

Offering spacious rooms, stylish decoration and situated on an enviable plot, this exceptional three bedroom end terraced property is being proudly welcomed to the market in the sought after location of Loveclough. With an abundance of indoor space, neutral decoration and ample off road parking this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Burnley, Manchester and major motorway links. A credit to the current owners, this property has been beautifully maintained and presented throughout with stunning original features making the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to an open plan kitchen diner which houses a staircase to the first floor and access out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a four piece family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas with access on to land to the side of the property which makes for the perfect driveway for multiple vehicles.

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

Burnley Road, Loveclough, BB4 8QL

£210,000



- End Terraced Property
- Fitted Kitchen/Dining Room With Appliances
- Off Road Parking To Side
- EPC Rating: D
- Three Bedrooms
- Four Piece Family Bathroom
- Leasehold
- Spacious Reception Room
- Enclosed Rear Yard
- Council Tax Band: B

Ground Floor

Vestibule

3'5 x 3'3 (1.04m x 0.99m)

UPVC double glazed frosted entrance door, two hardwood single glazed frosted window, hardwood single glazed frosted leaded door to reception room.

Reception Room

17'10 x 16'7 (5.44m x 5.05m)

Two UPVC double glazed windows, central heating radiator, exposed beams, dado rail, spotlights, two feature wall lights, gas fire with tiled hearth and oak mantel, integrated alcove storage, TV point and hardwood door to kitchen.

Kitchen/Dining Room

16'9 x 15'11 (5.11m x 4.85m)

UPVC double glazed window, central heating radiator, smoke detector, range of panelled wall and base units, hardwood worktops, ceramic Belfast sink with mixer taps, space for range cooker with seven ring gas hob, extractor hood, space for American style fridge freezer, plumbing for washing machine, integrated dishwasher, integrated microwave, under stairs storage, wood effect laminate floor, door to stairs for first floor and composite stable door to rear.

First Floor

Landing

9'2 x 6'9 (2.79m x 2.06m)

Loft access and doors to three bedrooms and bathroom.

Bedroom One

16'1 x 9'2 (4.90m x 2.79m)

UPVC double glazed window and central heating radiator.

Bedroom Two

16'7 x 8'8 (5.05m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'2 x 7'10 (4.01m x 2.39m)

UPVC double glazed window, central heating radiator and hardwood floor.

Bathroom

10'8 x 6'9 (3.25m x 2.06m)

UPVC double glazed frosted window, heated towel rail, spotlights, low flush WC, vanity top wash basin with mixer tap, wood panelled bath with mixer tap, direct feed shower in single enclosure, integrated linen cupboard, tiled elevation and wood effect lino flooring.

External

Rear

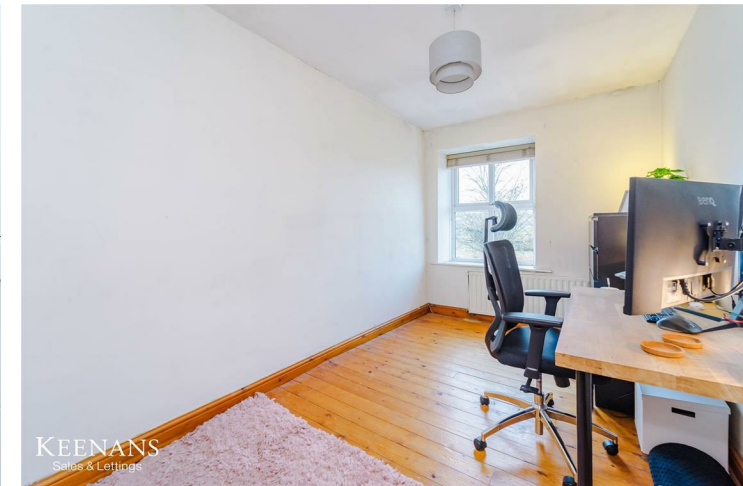
Enclosed yard with paving, decking area and stone chip areas.

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