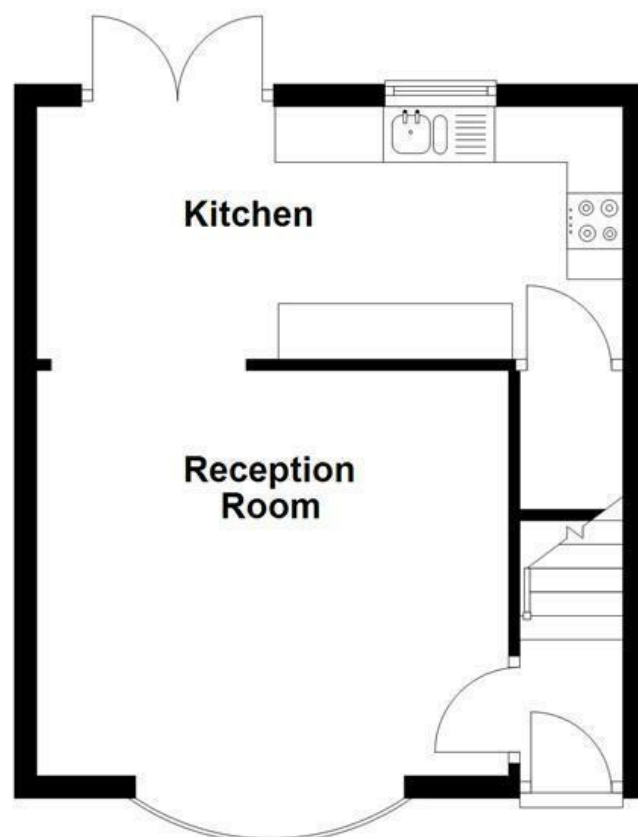
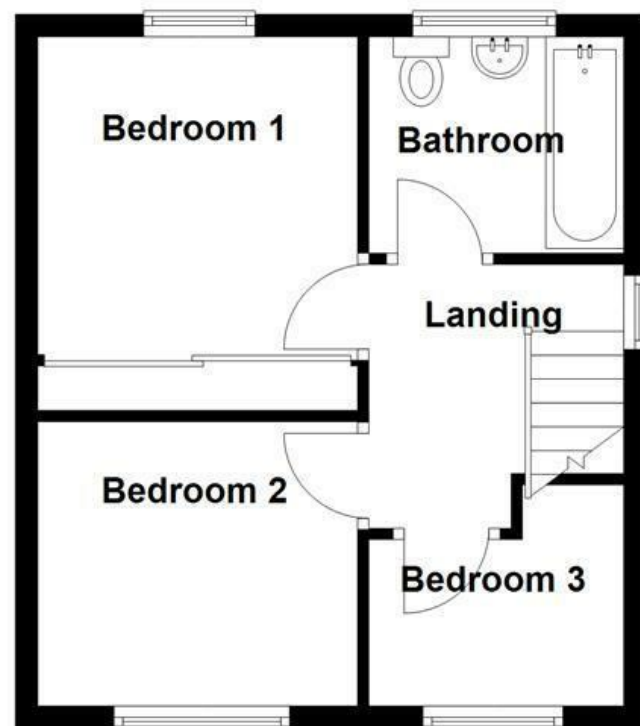


Ground Floor



First Floor



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			87
(81-91) B		71	
(69-80) C			
(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.

## Leven Close, Kearsley, BL4 8PN

£995

THREE BEDROOM END TERRACED HOME

Keenans are delighted to present this immaculate end terraced home located on Leven Close to the rental market. This property boasts low maintenance gardens and a double driveway to the front. This property is ideally suited to a small/growing family looking for their long term base.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the reception room and stairs to the first floor. The reception room is open to the kitchen diner which leads to the rear. To the first floor is a landing to three bedrooms and a family bathroom. Externally to the rear is an enclosed low maintenance garden area with artificial grass, paved patios and bedding areas. To the front is a double driveway providing off road parking for numerous vehicles.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to the market with follow our social media Facebook : Keenans Estate Agents and instagram @keenans.ea

# Leven Close, Kearsley, BL4 8PN

£995



- Tenure Freehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking With Double Driveway
- Spacious Three Bedroom End Terraced Property
- Ideal Home For Small Family Or Couple
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Low Maintenance Ample Sized Rear Garden
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

UPVC double glazed door to the hallway.

### Hallway

4'6 x 3'5 (1.37m x 1.04m)

Central heating radiator, door to reception room, stairs to first floor and laminate flooring.

### Reception Room

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed bay window, central heating radiator, open to kitchen and spotlights.

### Kitchen

16'1 x 7'5 (4.90m x 2.26m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, stainless steel one and a half sink and drainer with mixer tap, oven, four ring induction hob, door to under stairs storage, tiled effect floor and door to rear.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

11'1 x 9'2 (3.38m x 2.79m)

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

### Bedroom Two

9'5 x 8'3 (2.87m x 2.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'7 x 6'7 (2.31m x 2.01m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'7 x 5'9 (2.01m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation and tiled floor.

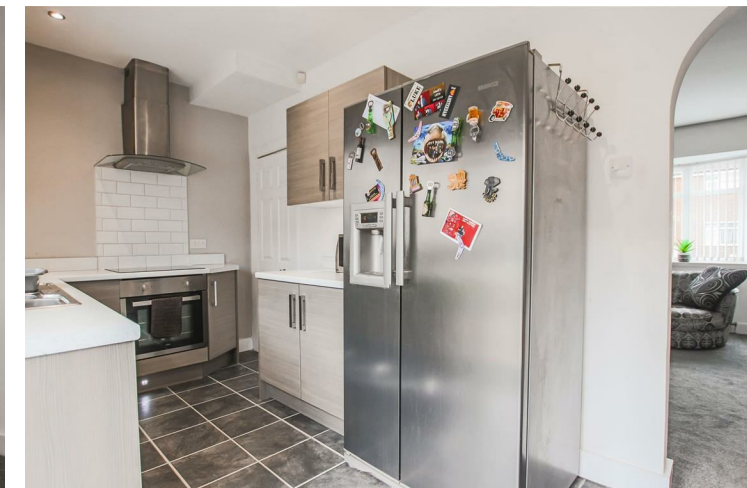
## External

### Front

Double driveway.

### Rear

Laid to lawn garden with artificial turf and paved patio.



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