



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
(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	

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.

The Moorings, Burnley, BB12 0TP

Offers Over £230,000

AN IMPRESSIVE FOUR BEDROOM SEMI DETACHED FAMILY HOME

Having been updated and presented to a beautiful standard throughout with an abundance of indoor and outdoor space, this impressive four-bedroom semi-detached property is being proudly welcomed to the market in the highly regarded location of Burnley on a sought-after estate. With spacious rooms, off road parking, two living areas and four generously sized bedrooms, this property is the perfect family home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Nelson, Accrington and major motorway links. The property has been well maintained throughout with fantastic garden space, not overlooked from the rear and three double bedrooms!

The property comprises briefly; a welcoming entrance porch leads through to a spacious reception room. The reception room then guides you on to a second reception room, kitchen diner and staircase to the first floor. The second reception room provides access through to a WC and office/storeroom. The first floor comprises of doors on to four generously sized bedrooms and a three-piece bathroom suite. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden to the rear with patio and bedding areas. To the front there is a laid to lawn garden with patio and bedding areas and off-road parking.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

The Moorings, Burnley, BB12 0TP

Offers Over £230,000



- Semi Detached Property
- Four Bright Bedrooms
- Off Road Parking On Driveway
- EPC Rated D
- Two Spacious Living Areas
- Three Piece Bathroom Suite
- Council Tax Band Is C
- Fitted Kitchen
- Enclosed Laid To Lawn Rear Garden
- Freehold Property

Ground Floor

Entrance

Enter via a hardwood single glazed frosted door leading into the porch.

Porch

5'04 x 2'09 (1.63m x 0.84m)

Central heating radiator, coving to the ceiling, tiled flooring, door leading into reception room one.

Reception Room One

15'06 x 14'09 (4.72m x 4.50m)

UPVC double glazed window, central heating radiator, electric fire, television point, coving to the ceiling, wood effect flooring, understairs storage, doors leading to the kitchen/dining room and reception room two.

Kitchen/Dining Room

14'09 x 8'08 (4.50m x 2.64m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect worktops, tiled splashbacks, composite one and a half sink and drainer with high spout mixer tap, integrated electric oven, four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, Baxi boiler, spotlights, tiled flooring, UPVC double glazed patio doors leading out to the rear of the property.

Reception Room Two

21'02 x 13'08 (6.45m x 4.17m)

UPVC double glazed window, central heating radiator, spotlights, television point, wood effect flooring, door leading into the office and the WC.

Office

7'02 x 6'08 (2.18m x 2.03m)

WC

6'05 x 4'03 (1.96m x 1.30m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, part tiled elevations, extractor fan, tiled flooring.

First Floor

Landing

6'09 x 8'10 (2.06m x 2.69m)

Smoke alarm, store cupboard, access to the loft, doors leading to four bedrooms and a bathroom.

Bedroom One

18'06 x 13'08 (5.64m x 4.17m)

UPVC double glazed window, central heating radiator, spotlights, television point, door leading to the en-suite.

En-Suite

5'09 x 7'04 (1.75m x 2.24m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, elevated wash basin with mixer tap, electric feed shower, part tiled elevations, extractor fan, tiled flooring.

Bedroom Two

13 x 8'03 (3.96m x 2.51m)

UPVC double glazed window, central heating radiator, spotlights.

Bedroom Three

11'05 x 8'03 (3.48m x 2.51m)

UPVC double glazed window, central heating radiator.

Bedroom Four

10 x 6'03 (3.05m x 1.91m)

UPVC double glazed window, central heating radiator.

Bathroom

6'03 x 5'06 (1.91m x 1.68m)

UPVC double glazed frosted window, central heating radiator, tile panelled bath with direct feed shower, pedestal wash basin with mixer tap, dual flush WC, full tiled elevations, extractor fan, spotlights, tiled flooring.

Externally

Front

Laid to lawn garden with bedding areas and off road parking.

Rear

Laid to lawn garden with patio areas.

