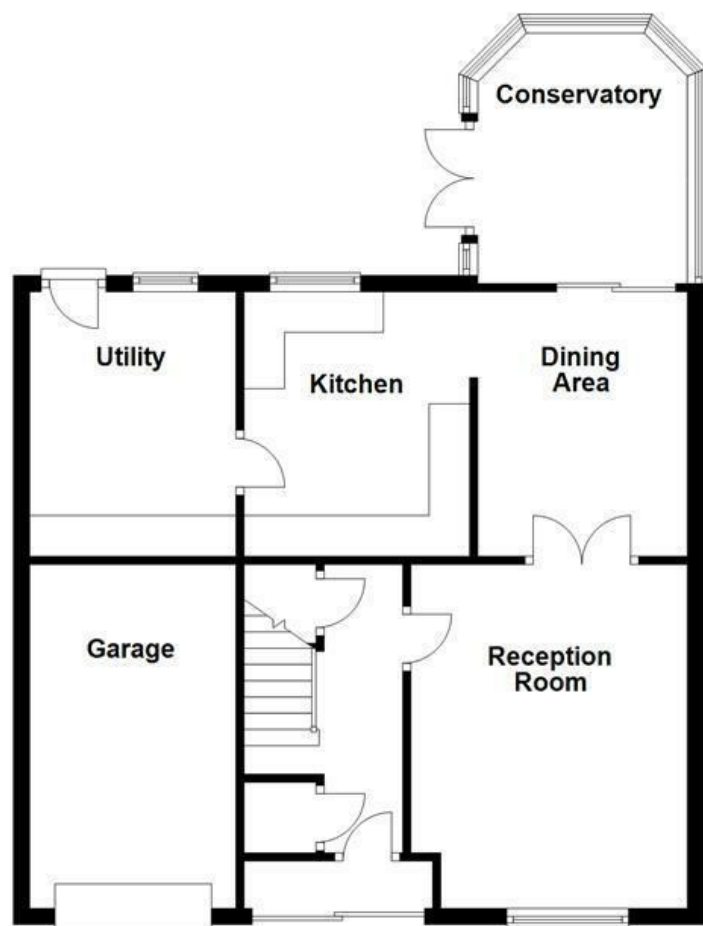


Ground Floor
Approx. 747.0 sq. feet



First Floor
Approx. 662.0 sq. feet



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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

Newby Close, Burnley, BB11 4QU

Offers Over £215,000

AN IMPRESSIVE FAMILY HOME

With an exceptional extension, an abundance of indoor and outdoor space, stylish decor and ample off road parking, this fantastic four bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Burnley on a sought after cul de sac. Not being overlooked, this property is a credit to the current owners who have created a welcoming and spacious family home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and Pendle. Benefitting from an integral garage, added conservatory and four generously sized bedrooms, this property is a complete blank canvas for any family to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to a dining room which then leads on to a conservatory and kitchen. The kitchen leads through to a utility room. The first floor comprises of doors on to four bedrooms and a family bathroom. 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 driveway and access to the garage.

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

Newby Close, Burnley, BB11 4QU

Offers Over £215,000

 4  1  2  D

- Council Tax Band B
- Laid To Lawn Garden
- Cul-De-Sac Location
- EPC Rated D
- Off Road Parking
- Non Overlooking
- Leasehold Property
- Four Bedrooms

Ground Floor

Porch

6'10 x 2'2 (2.08m x 0.66m)

Feature wall light, tiled floor, UPVC double glazed frosted door to hall.

Hall

11'9 x 6'2 (3.58m x 1.88m)

Central heating radiator, smoke alarm, store cupboard, under stairs storage, wood effect laminate floor, door to reception room one, stairs to the first floor.

Reception Room One

13'11 x 11'05 (4.24m x 3.48m)

UPVC double glazed window, central heating radiator, coving, feature wall lights, gas fire with granite effect surfaces, hearth and surround, television point, wood effect laminate floor, hardwood single glazed frosted double doors to dining area.

Dining Room

10'8 x 8'7 (3.25m x 2.62m)

Coving, wood effect laminate floor, open to kitchen, UPVC double glazed door to conservatory.

Conservatory

10'10 x 7'11 (3.30m x 2.41m)

UPVC double glazed windows, central heating radiator, poly carbonate roof, ceiling fan, wood laminate floor, UPVC double glazed patio doors to rear.

Kitchen

10'08 x 9'1 (3.25m x 2.77m)

UPVC double glazed window, central heating radiator, range of white panel wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap, integrated electric Hotpoint oven, five ring gas hob, extractor hood, Karndean floor, door to utility room.

Utility Room

8'4 x 8'3 (2.54m x 2.51m)

UPVC double glazed window, range of white wall and base units, granite effect surfaces, space for fridge/freezer, plumbing for washing machine, dishwasher, Karndean floor, UPVC double glazed frosted door to rear.

First Floor

Landing

7'10 x 6'00 (2.39m x 1.83m)

Smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

21'9 x 8'4 (6.63m x 2.54m)

UPVC double glazed window, central heating radiator, fitted wardrobes, loft access.

Bedroom Two

11'9 x 12'0 (3.58m x 3.66m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'8 x 10'7 (3.56m x 3.23m)

UPVC double glazed window, central heating radiator.

Bedroom Four

8'11 x 7'9 (2.72m x 2.36m)

UPVC double glazed window, central heating radiator, loft hatch, over stairs storage.

Bathroom

8'7 x 5'5 (2.62m x 1.65m)

Two UPVC double glazed frosted windows, panel bath with electric feed shower, pedestal wash basin with mixer taps, direct feed WC, tiled elevations, tiled floor.

Externally

Laid to lawn garden with patio area.



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