



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

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## Hollin Hill, Burnley, BB11 2RL

### Offers Over £195,000

A SPACIOUS THREE-BEDROOM, BAY-FRONTED HOME IN A CHARMING LOCATION

Nestled in a quiet yet popular area of Burnley, this three-bedroom home is being welcomed to the property market. Perfectly suited for a small family or a professional couple looking for a spacious bay-fronted home with generously sized living accommodation and charming gardens. The property retains easy access to all local amenities, schools and is located close to Towneley Park with good access towards Cliviger and Rossendale.

The property comprises briefly, to the ground floor: entrance from the rear of the property through French doors into a living room with open access to a fitted kitchen, stairs to basement and doors leading to the second reception room. The kitchen has further open access to a conservatory currently used as a dining room. The second reception room has a bay window, stairs to the first floor and a door to the front garden. To the first floor is a landing with doors leading to three bedrooms and a four-piece family bathroom suite. Externally the property boasts a fully enclosed front laid to lawn garden with tiered decking to the entrance door. The rear of the property has an enclosed lawned garden with gravel chippings and a paved path leading from decked steps to the entrance door. There is a timber shed and timber built garage with off-road parking for one vehicle.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Hollin Hill, Burnley, BB11 2RL

## Offers Over £195,000



- Spacious Terraced Property
- Contemporary Fitted Kitchen
- Gardens to Front and Rear
- EPC TBC
- Three Bedrooms
- Added Conservatory
- Tenure Leasehold
- Four Piece Bathroom
- Modern Fixtures and Fittings
- Council Tax Band C

### Rear Entrance

#### Reception Room One

14'9 x 14'3 (4.50m x 4.34m )

UPVC double glazed french doors, central heating radiator, cast iron Esse stove with flag hearth, spotlights, fitted alcove storage, door to reception room two, open to kitchen and stairs to basement.

#### Basement

14 x 10 (4.27m x 3.05m )

Power.

#### Kitchen

14'9 x 6'11 (4.50m x 2.11m )

Two UPVC double glazed windows, two velux windows, mix of panelled wall and base units, granite and wooden worktops, oven and grill with four ring gas hob, ceramic Belfast sink and integrated drainer ridges, plumbing for washing machine, space for under counter fridge, spotlights, tiled flooring and open to conservatory.

#### Conservatory

8'3 x 8'2 (2.51m x 2.49m )

UPVC double glazed windows, sloped polycarbonate roof, central heating radiator, tiled flooring and UPVC double glazed door to rear.

#### Reception Room Two

14'10 x 14'7 (4.52m x 4.45m )

UPVC double glazed bay window, three central heating radiators, cornice coving, living gas flame fire, stairs to first floor and hardwood single glazed door to front.

### First Floor

#### Landing

Spotlights, loft access, smoke detector, doors leading to three bedrooms and bathroom.

#### Bedroom One

11'5 x 10'10 (3.48m x 3.30m )

UPVC double glazed window, central heating radiator, picture rail, fitted storage and double doors leading to walk-in wardrobe.

#### Bedroom Two

11'9 x 7 (3.58m x 2.13m )

UPVC double glazed window, central heating radiator, picture rail and fitted storage.

#### Bedroom Three

11'9 x 7'5 (3.58m x 2.26m )

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

#### Bathroom

9'8 x 4'3 (2.95m x 1.30m )

Central heating towel rail, pedestal wash basin with mixer tap, wood panelled double bath with mixer tap, walk-in direct feed rainfall shower with rinse head, fully tiled elevation, spotlights, extractor fan and tiled flooring.

### Exterior

#### Rear

Laid to lawn garden, paved path, gravel chippings, mature hedges and decked to steps, timber shed and timber garage.

#### Front

Fully enclosed laid to lawn garden, hedges and tiered decking.

