

Total area: approx. 66.6 sq. metres (716.4 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			85
(81-91) B			
(69-80) C		70	
(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.

Oporto Close, Burnley, BB11 4SF

£149,950

THE PERFECT FAMILY HOME

This three bedroom semi detached property is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, local schools and major commuter routes. With neutral decoration and spacious interiors, this property is perfect for a growing family looking for a long term home.

Comprising briefly to the ground floor; entrance via the hallway which has stairs to the first floor and a door to the reception room. The reception room leads to the dining area which leads to the kitchen and a door to the rear of the property. The first floor houses doors to three bedrooms and a contemporary bathroom. Externally to the rear there is an enclosed laid to lawn garden with patio areas. To the front, there is a laid to lawn garden with bedding areas and off road parking.

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

Oporto Close, Burnley, BB11 4SF

£149,950



- Semi Detached Property
- Perfect Family Home
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Spacious Interior
- Tenure Freehold
- Three Piece Bathroom
- Gardens to Front and Rear
- Council Tax Band B

Ground Floor

Entrance Hall

4'1 x 3'6 (1.24m x 1.07m)

UPVC double glazed frosted front door, central heating radiator, metre cupboard, stairs to first floor and door to reception room.

Reception Room

13'2 x 12'6 (4.01m x 3.81m)

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring and hardwood single glazed double doors to dining room.

Dining Room

9 x 7'11 (2.74m x 2.41m)

Central heating radiator, understairs storage, tile flooring, open arch to kitchen and UPVC double glazed patio doors to rear.

Kitchen

9 x 7'4 (2.74m x 2.24m)

UPVC double glazed window, wood effect wall and base units, granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer and dishwasher, integrated boiler and tile flooring.

First Floor

Landing

8'8 x 5'10 (2.64m x 1.78m)

UPVC double glazed window, smoke detector, loft access, storage cupboard, doors leading to three bedrooms and bathroom.

Bedroom One

12'6 x 9'6 (3.81m x 2.90m)

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

Bedroom Two

9'10 x 9'6 (3.00m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'7 x 6'8 (2.62m x 2.03m)

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

Bathroom

6'6 x 6'4 (1.98m x 1.93m)

UPVC double glazed window, central heating radiator, panel bath with mixer tap and direct feed shower, low base WC, pedestal wash basin with traditional taps, tiled elevations, extractor fan and wood effect lino flooring.

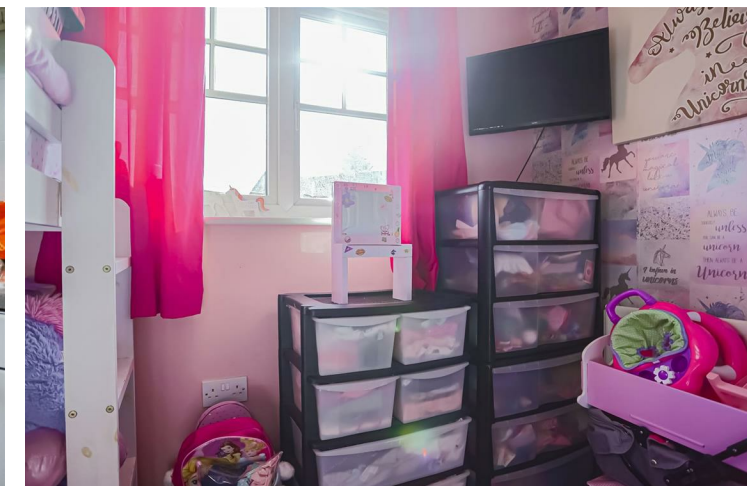
Exterior

Rear

Enclosed garden with patio and laid to lawn areas.

Front

Laid to lawn garden with patio, bedding and off road parking.



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