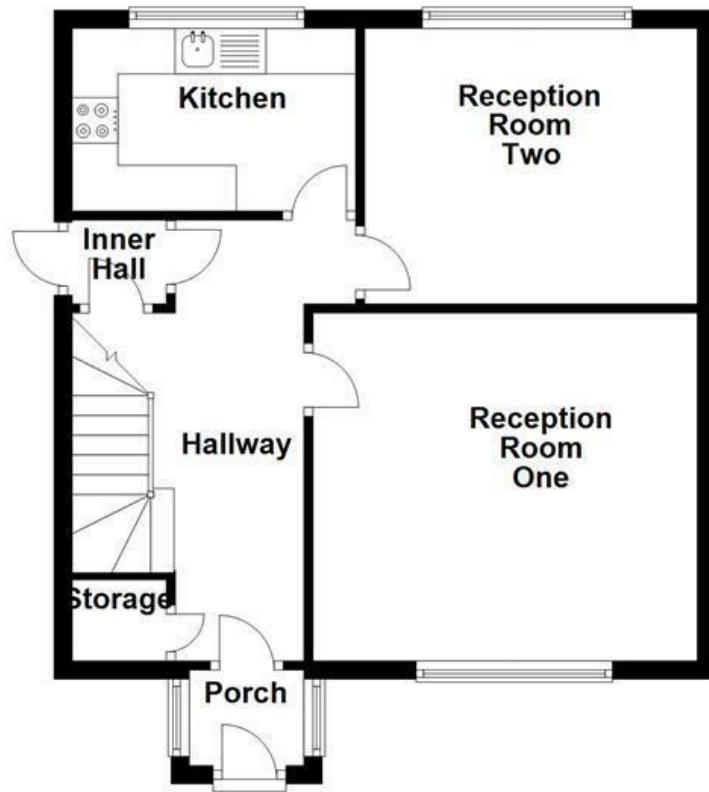
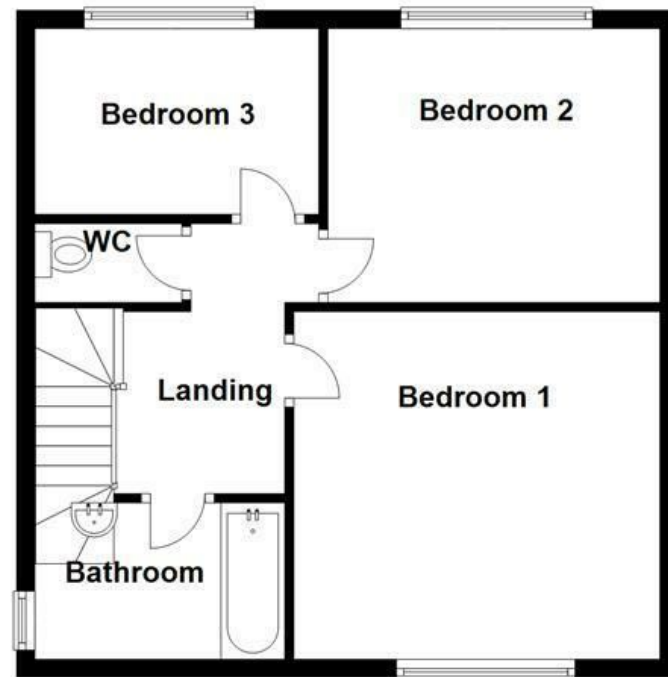


Ground Floor



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                                 |  |                         | 83        |
| (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.

## Rossetti Avenue, Burnley, BB11 2NP

### Offers Over £160,000

A SPACIOUS THREE BEDROOM FAMILY HOME

Keenans are welcoming to the market this three bedroom gable end property. Set in a quiet and popular area of Burnley, with spacious rooms, neutral decoration and gardens to the front and rear, this home would be perfect for a growing family. Situated conveniently close to bus routes, local schools and amenities, as well as, network links to Bacup, Todmorden and Rossendale. This property isn't one to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access to the hallway which has doors on to two spacious reception rooms, kitchen, storage, inner hall and a staircase to the first floor. The inner hall has storage and a door out to the garden. The first floor comprises of doors on to three bedrooms and a modern three-piece bathroom suite. Externally to the rear there is a laid to lawn garden with bedding areas. The front of the property has laid to lawn and shrub areas.

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 @keenansestateagents

# Rossetti Avenue, Burnley, BB11 2NP

## Offers Over £160,000



- Tenure Freehold
- On Street Parking
- Fitted Kitchen And Two Piece Bathroom Suite With Separate WC
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Three Bedroom Gable End Property
- Enviably Garden Space To The Front And Rear With Shrubs And Bedding Areas
- EPC Rating D
- Ideal Family Home With Viewing Essential
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a composite door to porch.

#### Porch

4'1 x 3'5 (1.24m x 1.04m)  
UPVC double glazed window and door to hallway.

#### Hallway

14'8 x 3'11 (4.47m x 1.19m)  
Central heating radiator, doors to two reception rooms, kitchen and storage.

#### Reception Room One

13'10 x 12'6 (4.22m x 3.81m)  
UPVC double glazed window, central heating radiator, television point, radiant fire with marble hearth and wooden mantle.

#### Reception Room Two

12' x 9'11 (3.66m x 3.02m)  
UPVC double glazed window, central heating radiator, radiant fire, wooden mantle, built in desk and shelves.

#### Kitchen

10'2 x 6'7 (3.10m x 2.01m)  
UPVC double glazed window, central heating radiator, gloss wall and base units, laminate work tops, tiled splash backs, four ring gas hob, extractor hood, stainless steel sink and drainer with mixer tap, high rise oven, plumbed for washing machine, space for fridge, part tiled elevation, tiled flooring and boiler.

#### Inner Hall

3'5 x 2'10 (1.04m x 0.86m)  
Storage and UPVC door to side.

### First Floor

#### Landing

UPVC double glazed window, loft access, doors to three bedrooms, bathroom and WC.

#### Bedroom One

12'8 x 12'6 (3.86m x 3.81m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

12'1 x 9'11 (3.68m x 3.02m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'2 x 6'8 (3.10m x 2.03m)  
UPVC double glazed window and central heating radiator.

### Bathroom

8'5 x 4'1 (2.57m x 1.24m)  
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, panelled bath with direct feed shower, part tiled elevation and tiled flooring.

### WC

5'1 x 2'11 (1.55m x 0.89m)  
UPVC double glazed frosted window, dual flush WC, part tiled elevation and tiled flooring.

### External

#### Rear

Enclosed laid to lawn and bedding areas.

#### Front

Enclosed laid to lawn, shrubs and bedding areas.



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