



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			
(81-91) B			
(69-80) C			
(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.

Lower Manor Lane, Burnley, BB12 0EB

Offers Over £275,000

AN ENVIABLE FAMILY HOME

Nestled on a quiet estate on the outskirts of Burnley sits this immaculate four bedroom detached property. Benefiting from an abundance of indoor and outdoor space, beautifully decorated rooms, spacious kitchen diner and en suite main bedroom, this exceptional property is being proudly welcomed to the market! 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 Pendle, Clitheroe and Accrington.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious dining kitchen, bedroom and utility room. The kitchen diner has doors through to the main reception room and a door to the rear. The reception room leads through to the second reception room which has French doors to the rear. The first floor landing comprises of doors on to a main bedroom with en suite shower room, two further bedrooms and a three piece bathroom suite. Externally to the rear is an enclosed flagged patio with decking area and steps down to a further patio area. 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. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Lower Manor Lane, Burnley, BB12 0EB

Offers Over £275,000



- Tenure Freehold
- Off Road Parking
- Enclosed Rear Garden With Envious Woodland Views
- Easy Access To Local Amenities
- Council Tax Band C
- Four Bedroom Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating TBC
- Contemporary Fitted Kitchen
- Close Proximity To Major Transport Links

Ground Floor

Entrance

Via a composite door to hallway.

Hallway

16'6 x 5'5 (5.03m x 1.65m)

UPVC double glazed window, central heating radiator, coving, wood effect floor, doors to bedroom one, utility and kitchen.

Bedroom One

12'2 x 7'9 (3.71m x 2.36m)

Two UPVC double glazed windows, central heating radiator, television point, storage and wood effect flooring.

Kitchen

16'11 x 14'2 (5.16m x 4.32m)

UPVC double glazed window, UPVC French doors to rear, two central heating vertical radiators, range of gloss wall and base units, granite work tops, Flavel four door oven, seven ring gas hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, larder units, space for fridge freezer, space for dish washer, wood effect floor, plumbed for washing machine, space for dryer and doors to reception room one.

Utility

8' x 3'6 (2.44m x 1.07m)

Reception Room One

19'5 x 10'9 (5.92m x 3.28m)

UPVC double glazed window, electric fire with decorative surround, three feature wall lights, television point, wood effect flooring and door to reception room two.

Reception Room Two

10'8 x 7'1 (3.25m x 2.16m)

UPVC double glazed French doors to rear, electric fire with decorative surround and wood effect floor.

First Floor

Landing

Loft access, coving, wood effect flooring, doors to bedroom two and four, bathroom.

Bedroom Two

10'11 x 10'6 (3.33m x 3.20m)

UPVC double glazed window, central heating radiator, coving, over stairs storage and wood effect flooring.

Bedroom Four

9'5 x 8'1 (2.87m x 2.46m)

UPVC double glazed window and wood effect flooring.

Bathroom

6'11 x 4'11 (2.11m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, dual

flush WC, pedestal wash basin with mixer tap, wood panelled bath with mixer tap and direct feed rainfall shower, spotlights, tiled elevation and tiled flooring.

Bedroom Three

17'10 x 10'8 (5.44m x 3.25m)

UPVC double glazed window, central heating radiator, wood effect floor and door to en suite.

En Suite

5'2 x 3'9 (1.57m x 1.14m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal sink and mixer tap, direct feed rainfall shower and rinse head, spotlights, tiled elevation and tiled flooring.

External

Rear

Enclosed patio, decking area and steps to a further patio.

Front

Driveway with parking for two cars.

