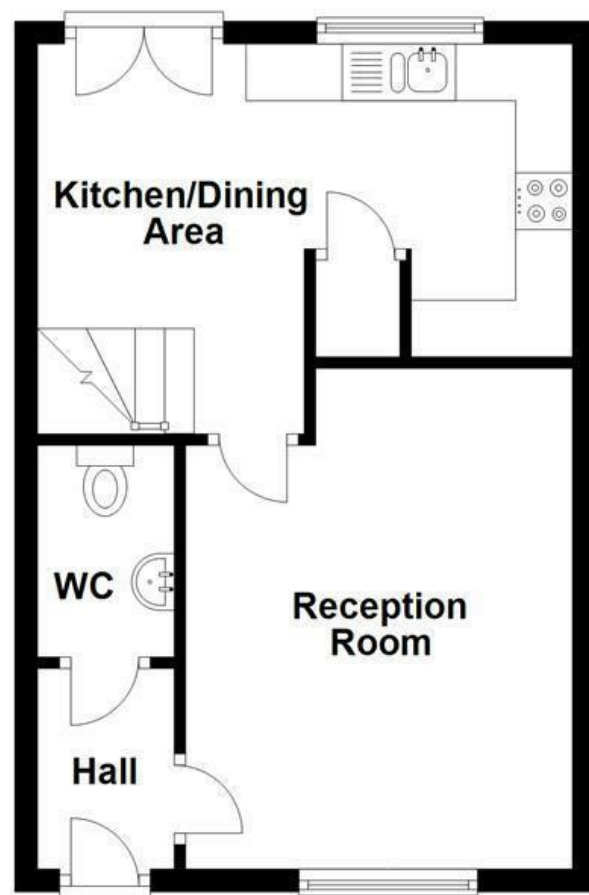
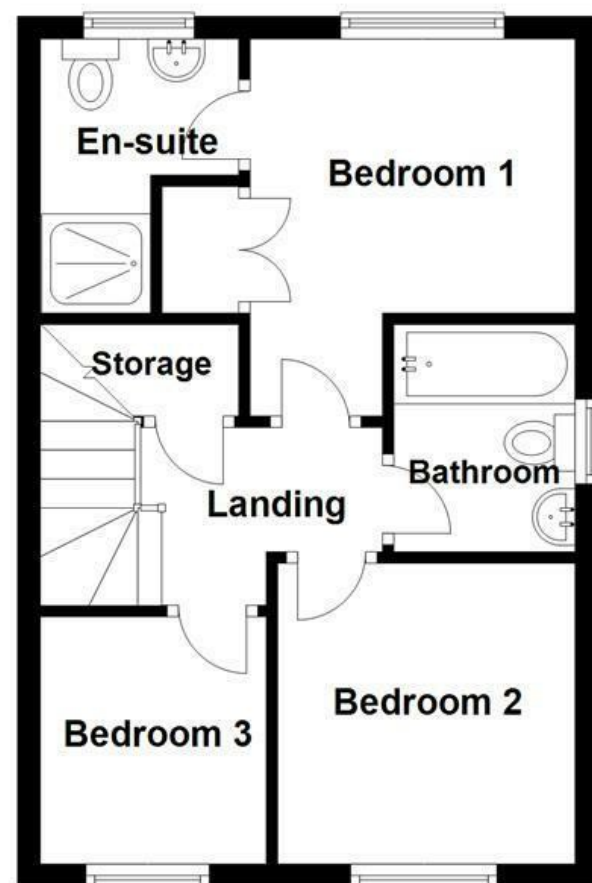


Ground Floor



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
83	96
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.

Maden Fold Close, Burnley, BB12 6EP

Offers Over £195,000

AN IMMACULATE FAMILY HOME

Set on a sought after estate in Burnley sits this spacious three bedroom semi detached family home. Boasting three generously sized bedrooms, a cosy living room, a modern kitchen/dining area, and benefiting from an en suite shower room to the main bedroom. This property is perfect for a growing family looking for an enviable home. Neutrally decorated and beautifully maintained throughout, this home is truly not one to be missed! Situated within close proximity to local schools and parks, as well as amenities and transport links to neighbouring towns.

The property comprises briefly; entrance through the front door into a welcoming hallway that has doors on to the downstairs WC and reception room. The reception room has a door through to the spacious kitchen/dining area. The kitchen has a storage cupboard, French doors out to the rear and a staircase to the first floor. The first floor landing comprises of doors on to three generously sized bedrooms and a three piece bathroom. The main bedroom benefits from an en suite shower room. Externally, to the rear of the property is an enclosed laid to lawn garden with a flagged patio area. The front of the property has a laid to lawn garden 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

Maden Fold Close, Burnley, BB12 6EP

Offers Over £195,000



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Driveway for Multiple Vehicles
- EPC Rating B
- Three Bedrooms
- Neutral Decoration
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band C

Ground Floor

Entrance Hall

4'5 x 3'11 (1.35m x 1.19m)

Composite double glazed frosted front door, central heating radiator, doors leading to WC and reception room.

WC

4'11 x 2'9 (1.50m x 0.84m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and laminate flooring.

Reception Room

14'6 x 11'2 (4.42m x 3.40m)

UPVC double glazed window, central heating radiator, television point and door to kitchen.

Kitchen/Dining Area

14'7 x 11'3 (4.45m x 3.43m)

UPVC double glazed window, central heating radiator, mix of high gloss wall and base units, laminate worktops, integrated oven with four ring as hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, integrated combi boiler, wood effect flooring, storage cupboard, stairs to first floor and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, doors leading to three bedrooms, bathroom and storage cupboard.

Bedroom One

12'8 x 9'4 (3.86m x 2.84m)

UPVC double glazed window, central heating radiator, television point, doors leading to storage and en suite.

En Suite

7'7 x 4'6 (2.31m x 1.37m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, walk-in direct feed shower, part tiled elevations and laminate flooring.

Bedroom Two

8'7 x 8'3 (2.62m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'2 x 5'8 (2.18m x 1.73m)

UPVC double glazed window and central heating radiator.

Bathroom

5'11 x 5'2 (1.80m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, part tiled elevations and laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn and flagged patio area.

Front

Laid to lawn garden and off road parking.

