



Total area: approx. 111.8 sq. metres (1203.0 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.



## Gannow Lane, Burnley, BB12 6HY

### Offers Over £95,000

SPACIOUS THREE-BEDROOM MID-TERRACE PROPERTY

This three-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a small/growing family looking for their long term home, ready to move into. The property boasts two spacious reception rooms and three good sized bedrooms.

Comprising briefly, to the ground floor; entrance via the hallway which has doors to both reception rooms and has stairs to the first floor. The second reception room has a door to the kitchen and a door to the cellar. The kitchen leads to the rear of the property. To the first floor is a spacious landing to three bedrooms and a spacious bathroom. Externally, to the rear is an enclosed yard with a gate to a shared access road.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		47	
(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.

# Gannow Lane, Burnley, BB12 6HY

## Offers Over £95,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Spacious Three Bedroom End Terraced Property
- Ideal Home For A Small/Growing Family With Viewing Essential
- No Chain Delay
- Enclosed Rear Yard
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

### Entrance

### Ground Floor

Via a UPVC double glazed door to hall.

### Hall

15'5 x 4'6 (4.70m x 1.37m)

Central heating radiator, doors to two reception rooms, stairs to first floor and UPVC double glazed window.

### Reception Room One

15'4 x 12'9 (4.67m x 3.89m)

UPVC double glazed bay window, central heating radiator, electric fire with brick surround and wooden mantle.

### Reception Room Two

14' x 12'10 (4.27m x 3.91m)

Two UPVC double glazed windows, central heating radiator, gas fire, under stairs storage, dado rail, two feature wall lights and door to kitchen.

### Kitchen

9'10 x 7'4 (3.00m x 2.24m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with four ring gas hob, extractor hood, part tiled elevation, tiled effect flooring and door to rear.

### First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

15'8 x 6'5 (4.78m x 1.96m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'8 x 9'7 (3.56m x 2.92m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'8 x 9'8 (3.25m x 2.95m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'2 x 6'10 (2.79m x 2.08m)

UPVC double glazed window, two central heating towel rails, pedestal wash basin, panelled bath with electric feed shower, dual flush WC, tiled elevation and tiled floor.

### Cellar

15'4 x 14'11 (4.67m x 4.55m)

Plumbed for washing machine.

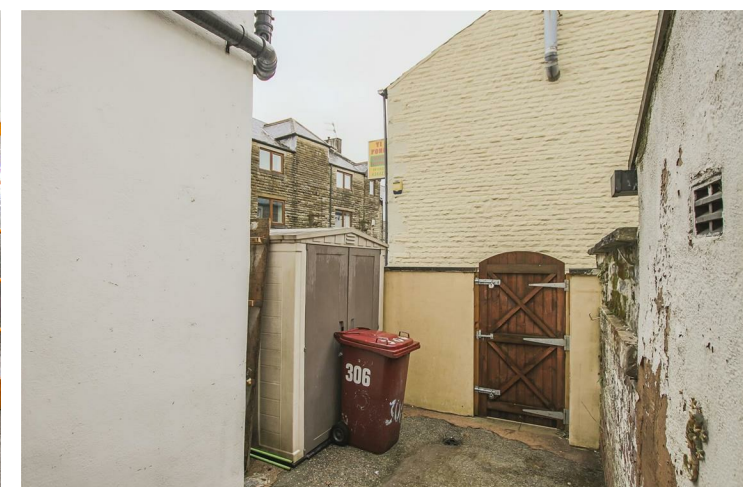
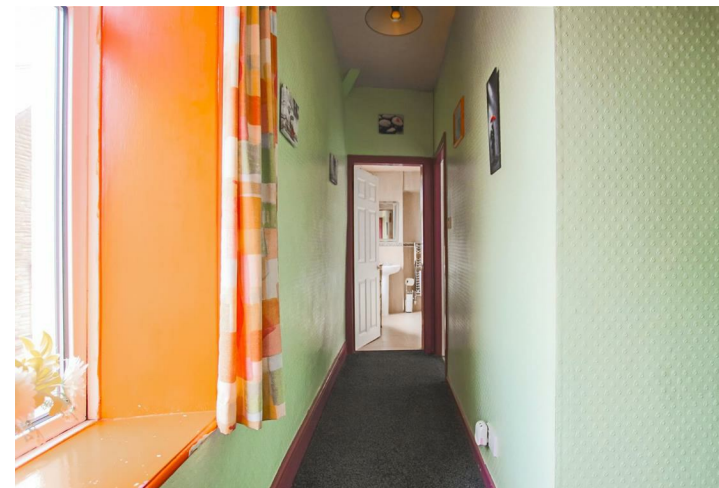
### External

### Rear

Enclosed rear yard.

### Front

Low maintenance enclosed front garden.



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