



Total area: approx. 107.7 sq. metres (1158.9 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.



The Coppice, Burnley, BB11 2LT

£299,950

AN OUTSTANDING FOUR BEDROOM DETACHED HOME

Keenans are delighted to present to the market this well maintained and spacious four bedroom property on a quiet and sought after estate in Burnley. Neutrally decorated and boasting a spacious living area, fitted kitchen, four generously sized bedrooms and an enviable rear garden with double garage, this property would be perfect for a growing family looking for their dream home. Situated within close proximity to bus routes to neighbouring towns as well as the local amenities of Burnley town centre, this is a home truly not to be missed!

The property comprises briefly, entrance into a welcoming hallway that houses doors to two reception rooms, fitted kitchen, downstairs WC and staircase to the first floor. The reception room and kitchen both have French doors to the rear garden. The first floor landing comprises of three generously sized bedrooms, the main bedroom boasting its own en suite, and three piece family bathroom. Externally to the rear of the property is an enclosed flagged patio with decking areas, a laid to lawn garden and space for a hot tub. The front of the property has a double garage and off road parking for several vehicles.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

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.

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- Impressive Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: TBC
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hallway

16'4 x 5'4 (4.98m x 1.63m)

Hardwood entrance door, UPVC double glazed window, central heating radiator, coving, stairs to the first floor and doors to kitchen, dining room, WC and reception room.

Reception Room

19'5 x 11'8 (5.92m x 3.56m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, television point, coving and UPVC double glazed French doors to the rear.

WC

4'2 x 3'4 (1.27m x 1.02m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations and wood effect flooring.

Kitchen

16'1 x 8'10 (4.90m x 2.69m)

UPVC double glazed window, range of wood panelled wall and base units with laminate surfaces, double oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, plumbing for washing machine, spotlights, tiled flooring and open to the dining room.

Dining Room

9'10 x 9'7 (3.00m x 2.92m)

UPVC double glazed window, central heating radiator and wood effect flooring.

First Floor

Landing

Loft access and doors to four bedrooms and bathroom.

Bedroom One

11'10 x 11'6 (3.61m x 3.51m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

En Suite

8' x 7'3 (2.44m x 2.21m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, spotlights and laminate flooring.

Bedroom Two

8'9 x 7'2 (2.67m x 2.18m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'7 x 9'8 (3.84m x 2.95m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Four

9'8 x 6'2 (2.95m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 4'2 (2.67m x 1.27m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath, part tiled elevations, spotlights and laminate flooring.

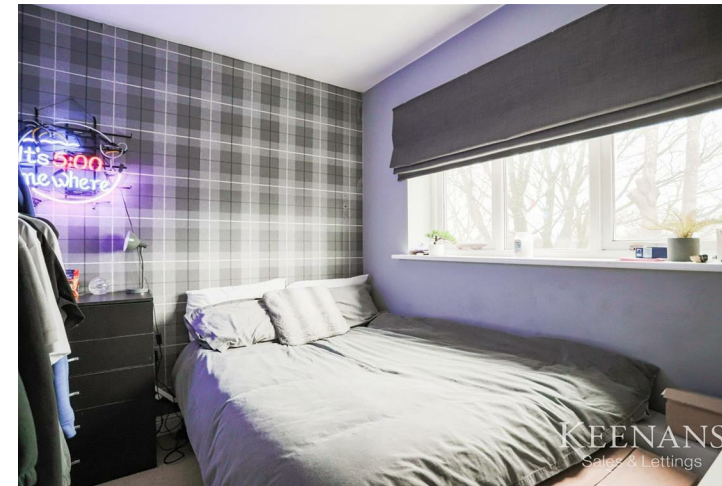
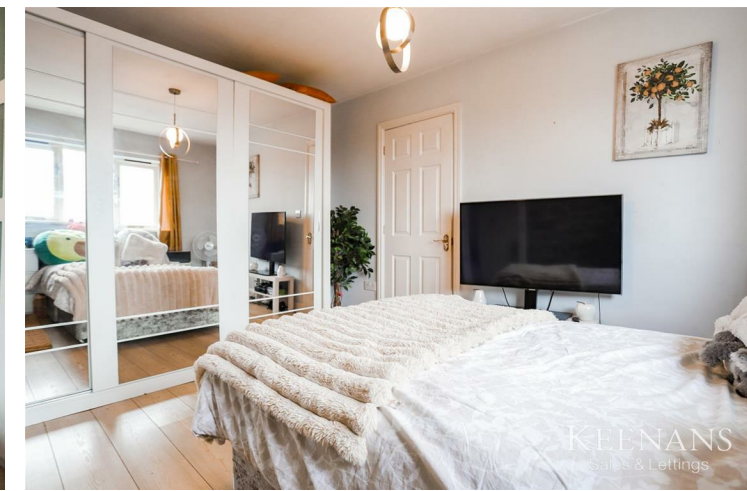
External

Front

Laid to lawn garden and driveway providing off road parking leading to the garage.

Rear

Enclosed paved garden with covered decked seating area.



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