



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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
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.

## Lansdowne Close, Burnley, BB11 2JW

### Offers Over £150,000

A MODERN AND DECEPTIVELY SPACIOUS THREE BEDROOM HOME

Keenans are welcoming to the market this immaculate three bedroom mid terrace property in a sought after area of Burnley. Having been recently decorated and maintained to a high standard with modern fixtures and fittings, three generous sized bedrooms, two reception rooms, modern kitchen and bathroom and a garden to the rear. This 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 Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access to the hallway which has doors on to two spacious reception rooms and staircase to the first floor. The second reception room has a door through to a fitted kitchen which leads to the rear. The first floor landing houses doors on to three generously sized bedrooms and a three piece bathroom. Externally there is an enclosed yard to the rear with artificial lawn and timber shed. The front of the property has an enclosed courtyard.

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 @keenansstateagents

# Lansdowne Close, Burnley, BB11 2JW

## Offers Over £150,000



- Tenure Leasehold
- On Street Parking
- Ideal Family Home With Viewing essential
- Close Proximity To Local Amenities
- Council Tax Band B
- Spacious Three Bedroom Mid Terraced Property
- Enclosed Rear Yard With Artificial Lawn And Timber Shed
- EPC Rating D
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a UPVC door to vestibule.

#### Vestibule

5'1 x 4'2 (1.55m x 1.27m)

Hard wood door to hallway.

#### Hallway

11'9 x 2'9 (3.58m x 0.84m)

Central heating radiator, coving, doors to two reception rooms and stairs to first floor.

#### Reception Room One

13'10 x 10' (4.22m x 3.05m)

UPVC double glazed window, central heating radiator, gas fire with decorative surround, two feature wall lights and cornice coving.

#### Reception Room Two

14'2 x 13'6 (4.32m x 4.11m)

UPVC double glazed window, central heating radiator, electric fire with decorative surround, coving, two feature wall lights, television point, door to kitchen and door to under stairs storage.

#### Kitchen

15'1 x 6' (4.60m x 1.83m)

Two UPVC double glazed windows, UPVC door to rear, central heating radiator, wood panelled wall and base units, laminate work tops, composite sink and draining board with mixer tap, double oven with four ring gas hob, tiled splash back extractor fan, fridge freezer, plumbed for washing machine, spotlights, coving and laminate flooring.

### First Floor

#### Landing

Doors to three bedrooms and bathroom.

#### Bedroom One

13'6 x 10'10 (4.11m x 3.30m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and television point.

#### Bedroom Two

11'10 x 6'10 (3.61m x 2.08m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

9'1 x 5'10 (2.77m x 1.78m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7' x 5'11 (2.13m x 1.80m)

Central heating radiator, low level WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and over head direct feed shower, part tiled elevation, loft access and wood effect flooring.

### External

#### Rear

Enclosed artificial lawn, patio area and steps to back door.

#### Front

Enclosed courtyard.



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