

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			79
(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.

## Burwains Avenue, Foulridge, BB8 7NT

### £245,000

A FANTASTIC DETACHED PROPERTY WITH BREATHTAKING VIEWS

With panoramic views over lake Burwain, spacious rooms throughout and no chain delay, this exceptional two bedroom detached property is being proudly welcomed to the market in the sought after location of Foulridge. With neutral decoration, beautiful gardens and added garage, this property, once updated, has the potential to be the perfect home for any couple or small family! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Barnoldswick and Skipton. The property is a complete blank canvas ready for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The kitchen leads through to a rear porch. The first floor comprises of doors on to two bedrooms, study and shower room. Externally, there is a tiered garden to the rear with laid to lawn, paving, bedding areas and stunning views. To the front there is a garden with off road parking and access on to a garage.

For further information or to arrange a viewing please contact our Accrington office at your earliest convenience.

# Burwains Avenue, Foulridge, BB8 7NT

£245,000



- Impressive Detached Property
- Bursting with Potential
- Large Plot
- EPC Rating E
- Two Bedrooms and Study
- Spacious Interiors
- Tenure Leasehold
- Three Piece Shower Room
- Exquisite Rear Views
- Council Tax Band D

## Ground Floor

### Entrance Hall

8'8 x 6'8 (2.64m x 2.03m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, doors leading to reception room, kitchen and stairs to first floor.

### Reception Room

21'5 x 11'4 (6.53m x 3.45m )

UPVC double glazed bay window, UPVC double glazed box window, two central heating radiators, coving, two ceiling roses, television point, gas fire with tiled heart and surround.

### Kitchen

9'11 x 6'8 (3.02m x 2.03m)

UPVC double glazed box window, central heating radiator, range of panelled wall and base units, wood effect and granite effect worktops, tiled splashbacks, stainless steel sink and drainer with traditional taps, four ring gas hob, space for fridge freezer, breakfast bar, understairs storage, wood effect lino flooring and hardwood single glazed stable door to rear porch.

### Rear Porch

5'3 x 4 (1.60m x 1.22m)

UPVC double glazed window, power, space for fridge freezer and electric oven, wood effect lino flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'8 x 6'2 (2.03m x 1.88m)

Hardwood single glazed frosted window, loft access, smoke detector, doors leading to two bedrooms, study and shower room.

### Bedroom One

11'7 x 11'4 (3.53m x 3.45m )

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

### Bedroom Two

11'2 x 11'4 (3.40m x 3.45m )

UPVC double glazed bay window, central heating radiator and coving.

### Study

6'8 x 5'7 (2.03m x 1.70m)

UPVC double glazed leaded window.

### Shower Room

6'7 x 5'7 (2.01m x 1.70m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin mixer tap, double electric feed shower enclosed, tiled elevations, PVC panel elevations, extractor fan, tiled effect lino flooring.

## Exterior

## Rear

Laid to lawn garden with paving, timber storage shed and countryside views.

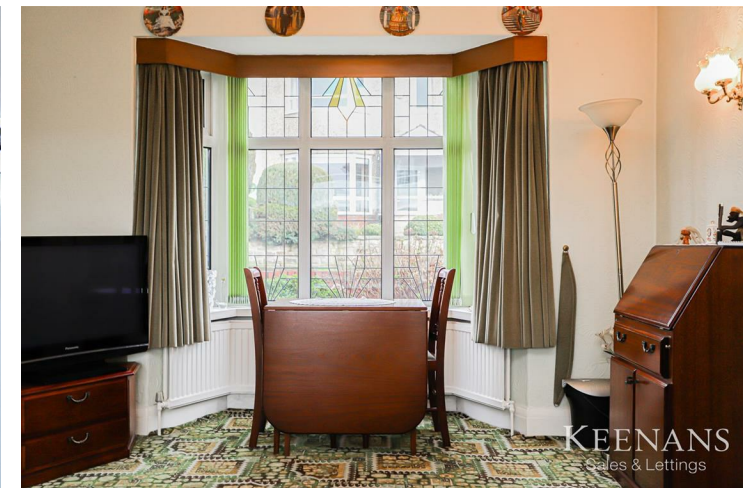
## Front

Garden with off road parking and access on to a garage

## Garage

14'9 x 8'11 (4.50m x 2.72m)

Hardwood single glazed frosted window, power, lighting, double doors and UPVC door.



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