



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	83
(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.

Aspinal Drive, Colne, BB8 8FF

Offers Over £280,000

IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME

Keenans are delighted to present to the market this four bedroom detached home tucked away on a desirable estate in Colne. Benefiting from five bedrooms, ample living space and a stunning modern fitted kitchen/dining area, as well as two utility rooms, separate WC and spacious garden to the rear. This is the perfect property for a family looking for their dream home. Situated conveniently close to bus routes to neighbouring towns and only a short distance to local shops, this is a home you really don't want to miss!

The property comprises briefly; entrance into a welcoming hallway that provides doors through to the reception room, utility room, kitchen and houses the staircase to the first floor. The understairs space is currently used as a mini office. The utility room leads through to the garage which is currently used as a snug. The kitchen/dining area has French doors leading out to the rear and a door to the second utility room. The utility room has access to the downstairs WC and door to the rear. The first floor landing houses doors to five bedrooms and a three piece bathroom suite. The main bedroom has an en suite shower room. Externally, to the rear of the property is an enclosed laid to lawn garden with bedding areas, paved patio and summer house. The front of the property has a laid to lawn garden and ample 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

Aspinall Drive, Colne, BB8 8FF

Offers Over £280,000

 5  2  2  B

- Immaculate Detached Property
- Modern Fitted Kitchen/Dining Area
- Driveway and Garage
- EPC Rating B
- Five Bedrooms
- Stylish Decoration
- Tenure Leasehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

Ground Floor

Entrance Hall

16'2 x 5'10 (4.93m x 1.78m)

Composite double glazed frosted front door, central heating radiator, laminate flooring, doors leading to kitchen, reception room, utility and stairs to first floor.

Reception Room

14'8 x 10'4 (4.47m x 3.15m)

UPVC double glazed window, central heating radiator, television point and wall mounted electric fire.

Kitchen

20'10 x 9'4 (6.35m x 2.84m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, integrated double oven with four ring gas hob and extractor hood, decorative glass splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, dishwasher, spotlights, tiled flooring and door to utility room two.

Utility Room Two

5'11 x 5 (1.80m x 1.52m)

Central heating radiator, base units, laminate worktops, plumbing for washing machine and dryer, tiled flooring and door to WC.

WC

5 x 2'8 (1.52m x 0.81m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and tiled flooring.

Utility Room One

8'6 x 6 (2.59m x 1.83m)

Space for fridge freezer, laminate flooring and door to garage.

Garage

8'8 x 8'7 (2.64m x 2.62m)

Central heating radiator and laminate flooring.

First Floor

Landing

Loft access, doors leading to five bedrooms and bathroom.

Bedroom One

12'10 x 10'3 (3.91m x 3.12m)

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

En Suite

7'3 x 3'11 (2.21m x 1.19m)

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

Bedroom Two

12'4 x 10'2 (3.76m x 3.10m)

UPVC double glazed window, central heating radiator and over stair storage.

Bedroom Three

11'4 x 9'8 (3.45m x 2.95m)

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

Bedroom Four

9'10 x 8'9 (3.00m x 2.67m)

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

Bedroom Five

6'8 x 6'6 (2.03m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

8'10 x 5'1 (2.69m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead electric feed shower, spotlights, part tiled elevations and laminate flooring.

Exterior

Rear

Enclosed laid to lawn garden with flagged patio, decking area and summerhouse.

Front

Laid to lawn garden and off road parking.

