



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E	41		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Greenhead Lane, Reedley Hallows, BB12 9DU

£565,000

A VERSATILE THREE/FOUR BEDROOM FAMILY HOME WITH 2 ACRES OF LAND

Green Top is a superb three/four bedroom semi detached home set within low maintenance gardens and grounds. Nestled in an enviable semi-rural location surrounded by rolling countryside and only a handful of other quality dwellings, the property still retains convenient access to amenities and schools in the neighbouring towns of Clitheroe, Burnley and Barrowford, as well as major commuter routes along the M65. In addition the house is being sold with a 2 acre paddock – perfect for someone with equestrian interests. The double garage and workshop offers great potential for working from home, vehicle storage or as an annexe subject to any relevant planning permissions. This South facing property boasts a bright open aspect with uninterrupted views, located in a peaceful enviable semi rural location

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with doors leading to a fitted kitchen and a utility room, and two sets of stairs leading to the first floor. The kitchen leads to a living room with French doors to the rear garden. There is an additional reception room or bedroom location to the first floor over the living room. To the other first floor is a landing with doors leading to three bedrooms and a four-piece bathroom suite. Externally to the front is a paved courtyard with seating and plants leading to the entrance door. The property boasts an attractive garden with a decked patio accessed from the reception room - perfect for enjoying those summer evenings! There is a lawned and paved garden with a pond and access to a detached double garage with workshop and an approximate 2 acre paddock.

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

Greenhead Lane, Reedley Hallows, BB12 9DU

£565,000



- Exceptional South Facing Semi Detached Family Home
- Four Piece Bathroom
- Ample Off Road Parking
- EPC Rating: E
- Three/Four Bedrooms
- Abundance Of Character
- Freehold
- Fitted Farmhouse Kitchen
- Approx. 2 Acres Of Land, Garage & Workshop
- Council Tax Band F

Ground Floor

Entrance Hallway

6'4 x 5'3 (1.93m x 1.60m)

Hardwood double glazed stained glass entrance door, UPVC double glazed window, exposed stone elevations, wood effect flooring, two sets of stairs to the first floor and door to the utility and stained glass door to the kitchen.

Utility Room

7'2 x 5'3 (2.18m x 1.60m)

UPVC double glazed window, electric radiator, panelled base units with laminate surfaces, plumbing for washing machine, wood effect flooring and door to the WC.

WC

5'3 x 3'6 (1.60m x 1.07m)

UPVC double glazed frosted window, heated towel rail, low basin WC, pedestal wash basin and wood effect flooring.

Kitchen

14'5 x 10'11 (4.39m x 3.33m)

A charming farmhouse kitchen with space for dining. UPVC double glazed window overlooking the garden, a range of solid wood wall and base units with laminate surfaces, range cooker with five ring electric hob and warming plate, stainless steel double bowl sink with drainer and mixer tap, space for fridge, spotlights, exposed beams, wood effect flooring, understairs storage and door to the reception room.

Reception Room

17'8 x 11'3 (5.38m x 3.43m)

A spacious yet cosy room warmed by a feature cast iron log burning stove set within an exposed stone fireplace with a wooden mantel - perfect for cold winter nights by the fire. Television point, exposed beams and wood effect flooring. The UPVC double glazed French doors open out onto the decked patio which overlooks the garden.

First Floor

Landing

Velux window and doors to storage room and reception room/bedroom.

Storage Room

14'5 x 11' (4.39m x 3.35m)

Wood flooring and water tank.

Reception Room/Bedroom

17'7 x 11'3 (5.36m x 3.43m)

A large room providing versatile living solutions such as a second reception room or fourth bedroom. The UPVC double glazed window enjoys views over the open fields and beyond. Velux window, storage heater, electric fire and exposed beams.

Landing

Accessed by a separate staircase. Three Velux windows, electric radiator, exposed beams and doors to three bedrooms and bathroom.

Bathroom

11'7 x 7'8 (3.53m x 2.34m)

UPVC double glazed frosted window, electric heated towel rail, electric radiator, loft access, low basin WC, pedestal wash basin, panelled bath, separate electric feed shower unit, enclosed hot water tank, part tiled elevations and extractor fan.

Bedroom One

16'5 x 11'7 (5.00m x 3.53m)

Light and spacious room with dual aspect UPVC double glazed windows, electric radiator, exposed stone feature wall and exposed beams.

Bedroom Two

14'11 x 12'5 (4.55m x 3.78m)

UPVC double glazed window, Velux window, electric radiator, vaulted ceiling and vanity top wash basin. This room has the space and the plumbing to add an additional en suite.

Bedroom Three

11'7 x 8'7 (3.53m x 2.62m)

UPVC double glazed window, electric radiator and exposed beams.

External

The property offers ample off road parking for numerous vehicles via a long shared driveway which leads round to the detached double garage and workshop. There is direct access from the French doors to the patio area, perfect for al fresco dining and entertaining, and an easily maintained lawned garden including a feature walled pond. In addition there is direct access to the 2 acre fenced field.

Double Garage & Workshop

35'4 x 16'7 (10.77m x 5.05m)

Attractive detached stone built double garage with two up and over doors & workshop with internal access to both garages. A fantastic space for storage, working from home or for conversion into an annexe (planning permission depending). With a UPVC double glazed window, alarm system, light, power, sloped polycarbonate roof.

