

Total area: approx. 108.2 sq. metres (1164.2 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.



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.

## Gannow Lane, Burnley, BB12 6HY

### £170,000

AN ENVIABLE BRAND NEW SEMI DETACHED FAMILY HOME

A superb new development, located in the Rosegrove area of Burnley, is being proudly welcomed to the market. These stunning new properties come with off road parking as well as front and rear gardens. Internally these lovely homes come with three good sized bedrooms one of which has an en-suite. Downstairs you will find a large lounge with patio doors leading to the garden, a kitchen diner and a downstairs w/c.

Guiding you through the property you have an entrance hallway that gives access to the kitchen diner, lounge, w/c and stairs to the first floor. To the first floor there are three doubles one of which has an en-suite and a family bathroom.

Please contact the Burnley team for any further information or to arrange a viewing.

# Gannow Lane, Burnley, BB12 6HY

£170,000



- Tenure TBC
- Council Tax Band C
- EPC Rating TBC
- Off Road Parking
- Spacious Three Bedroom Semi Detached Property
- Ideal Family Home Or First Time Buy With Viewing Essential
- Modern Fitted Kitchen Three Piece Bathroom Suite And En Suite Shower Room
- Ample Sized Exterior Plot To Be Made Into A Garden/Patio
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC double glazed door leading to the hallway.

### Hallway

Staircase rising to the first floor, doors leading to the kitchen, WC and lounge diner.

### Kitchen

12'9 x 10'7 (3.89m x 3.23m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge and freezer, lino flooring.

### Lounge Diner

17'7 x 10'6 (5.36m x 3.20m)

UPVC double glazed window, central heating radiator and UPVC double glazed French doors to the rear garden plot.

### WC

5'9 x 3'5 (1.75m x 1.04m)

Dual flush WC, pedestal wash basin with mixer tap and lino flooring.

## First Floor

### Landing

Doors leading to three bedrooms and bathroom

### Bedroom One

14'5 x 11'8 (4.39m x 3.56m)

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

### Ensuite

5'7 x 5'6 (1.70m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower and lino flooring.

### Bedroom Two

11'0 x 8'3 (3.35m x 2.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'4 x 9'7 (3.15m x 2.92m)

UPVC double glazed window and central heating radiator.

## Bathroom

6'8 x 5'9 (2.03m x 1.75m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, lino flooring.

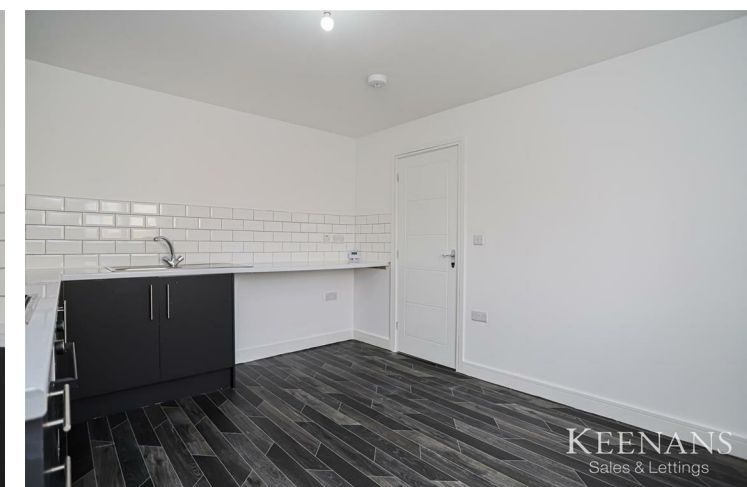
## External

## Rear

Enclosed spacious exterior with the possibility to be made into a garden/patio.

## Front

Off road parking with Tarmac area and space for two vehicles.



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