



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		54	72
(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.

Ladbroke Grove, Burnley, BB11 2QF

£270,000

AN EXCEPTIONAL FAMILY HOME

Keenans are delighted to present to the market this exquisite three bedroom, semi detached property to the market within the most desirable location of Burnley on a quiet cul de sac. Offering an abundance of high quality and stylish living space, enviable gardens and having been presented and maintained to the highest standard throughout. With an impressive open plan kitchen and living space, modern fixtures and fittings throughout, added utility extension and garage, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale, Pendle and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan contemporary fitted kitchen/lounge area and staircase to the first floor. The kitchen/lounge area boasts modern wall and base units, integrated appliances, a cast iron multifuel burner and leads openly on to a utility room and out to the rear through French doors. The first floor comprises of doors on to three generously sized bedrooms and a four piece family bathroom. Externally, there is an enclosed garden to the rear with artificial lawn, Indian stone paving, decking and bedding areas with access to an outbuilding and garage. To the front there is a garden with bedding areas, off road parking and access on to the garage.

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

Ladbroke Grove, Burnley, BB11 2QF

£270,000



- Stunning Semi Detached Property
- Open Plan Living
- Driveway and Garage
- EPC Rating E
- Three Bedrooms
- Updated to Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom
- Added Utility Extension
- Council Tax Band C

Ground Floor

Entrance Hall

10'11 x 7'2 (3.33m x 2.18m)

Composite double glazed frosted front door, hardwood single glazed frosted leaded window, central heating radiator, coving to ceiling, spotlights, wood panel elevations, understairs storage, wood effect lino flooring, oak doors leading to reception room, open plan kitchen/lounge, storage cupboard and stairs to first floor.

Reception Room

13'5 x 12'11 (4.09m x 3.94m)

UPVC double glazed bow bay window, central heating radiator, coving to ceiling, spotlights, picture rail, wood panel elevation, gas fire and television point.

Open Plan Kitchen/Lounge

21'9 x 14'6 (6.63m x 4.42m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units, granite effect worktops, composite one and a half bowl sink and drainer with mixer tap, two integrated Bosch electric combi ovens, five ring Bosch gas hob, integrated dishwasher, under unit lighting, cast iron multifuel log burner with tiled hearth and exposed brick surround, integrated alcove shelving and storage, television point, understairs storage, wood effect lino flooring, open to utility room and UPVC double glazed French doors to rear.

Utility Room

8'9 x 6'10 (2.67m x 2.08m)

UPVC double glazed window, range of panelled wall and base units, granite effect worktops, plumbing for washing machine, space for fridge freezer, spotlights, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'1 x 7'9 (2.46m x 2.36m)

UPVC double glazed window, loft access, smoke detector, wood panel elevations, oak doors leading to three bedrooms and bathroom.

Bedroom One

15 x 12'11 (4.57m x 3.94m)

UPVC double glazed bow bay window, central heating radiator, picture rail, wood panel elevation and television point.

Bedroom Two

12 x 11'7 (3.66m x 3.53m)

UPVC double glazed window, central heating radiator, picture rail, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

8'2 x 7'3 (2.49m x 2.21m)

UPVC double glazed window, central heating radiator, picture rail and wood panel elevation.

Bathroom

8'2 x 8'1 (2.49m x 2.46m)

Two UPVC double glazed frosted window, central heated towel rail, dual flush WC, panel bath with mixer tap, direct feed corner shower enclosed, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

Exterior

Rear

Enclosed garden with Indian stone paving, decking, artificial lawn, bedding areas, outbuilding and access to garage.

Garage

17'4 x 8 (5.28m x 2.44m)

Power, lighting, Main Eco boiler and up and over garage door.

Front

Garden with bedding areas, off road parking and access on to the garage.

