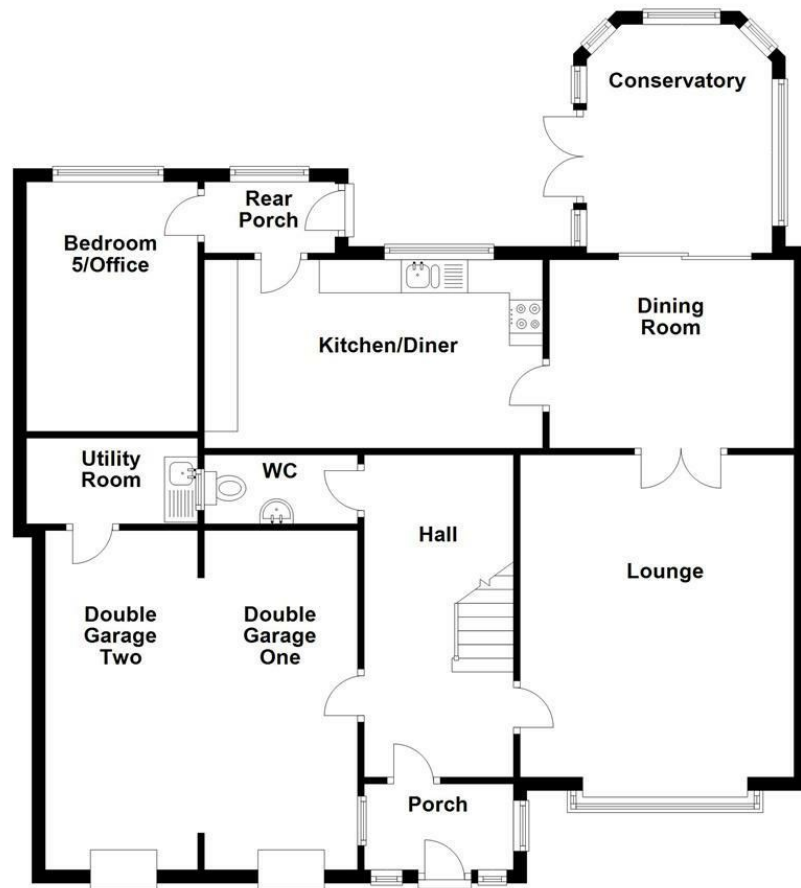
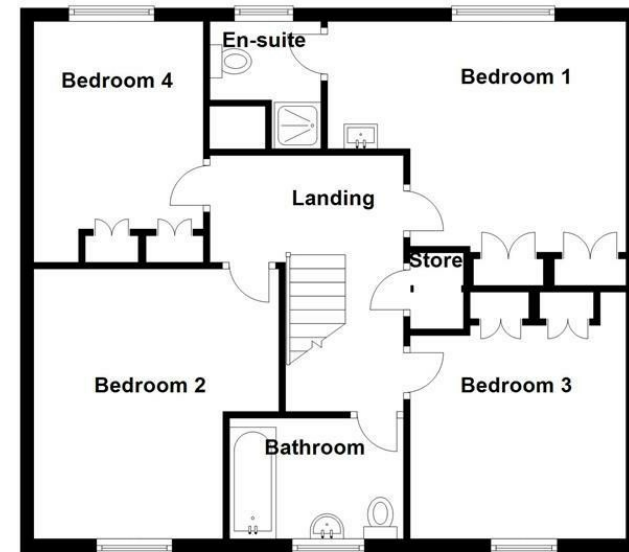


Ground Floor



First Floor



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.



KEENANS  
Sales & Lettings



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.

## Torver Close, Burnley, BB12 8UH Offers In The Region Of £375,000

AN IDYLIC FAMILY HOME ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space and having been presented and maintained to the highest standard throughout, this exceptional four/five bedroom detached property is being proudly welcomed to the market within the most desirable location of Burnley. Located on an impressive plot with stunning gardens, two bathrooms and double garage, this property has everything needed for any growing family to create a spacious and luxurious family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Clitheroe, Pendle and major motorway links. The property benefits from an impressive, versatile ground floor extension which could be used as a fifth bedroom or office space, as well as added conservatory, four double bedrooms to the first floor and neutral decoration.

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room, kitchen, WC, double garage and houses a staircase to the first floor. The reception room leads on to a dining room which guides you through to the kitchen and on to the conservatory. The kitchen leads on to a rear porch which leads through to the office/fifth bedroom. The garage guides you on to a utility room. The first floor comprises of doors on to four double bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a stunning, beautifully maintained laid to lawn garden to the rear with paving and bedding areas. To the front there is a laid to lawn garden with bedding areas, ample off road parking with access to the double garage, as well as additional land adjacent to the property.

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

# Torver Close, Burnley, BB12 8UH

## Offers In The Region Of £375,000



- Tenure Freehold
- Council Tax Band E
- EPC Rating TBC
- Ample Off Road Parking With Double Garage And Land Adjacent To Property
- Spacious Four Bedroom Detached Property With Ground Floor Extension Which Could Be Used As A Fifth Bedroom
- Ample Indoor And Outdoor Space With Viewing Essential
- Ideal Family Home
- Stunning Gardens
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed leaded door to porch.

#### Porch

7'4 x 4'4 (2.24m x 1.32m)

UPVC double glazed leaded window, meter cupboard, tiled effect lino and hard wood single glazed door to hall.

#### Hall

14'10 x 6'8 (4.52m x 2.03m)

Central heating radiator, coving, smoke alarm, doors to lounge, kitchen/diner, WC and double garage.

#### WC

8'1 x 3'2 (2.46m x 0.97m)

Hard wood single glazed frosted leaded window, central heating radiator, two piece suite, dual flush WC and wall mounted wash basin.

#### Lounge

16'9 x 13'6 (5.11m x 4.11m)

UPVC double glazed leaded box window, central heating radiator, coving, gas fire with tiled hearth and exposed brick surround, television point, two feature wall lights and double doors to dining room.

#### Dining Room

12'1 x 9'10 (3.68m x 3.00m)

Central heating radiator, coving, door to kitchen/diner and aluminium double glazed sliding door to conservatory.

#### Conservatory

11'3 x 9'2 (3.43m x 2.79m)

UPVC double glazed window, double glazed roof and UPVC double glazed patio doors to rear.

#### Kitchen/Diner

16'8 x 9'10 (5.08m x 3.00m)

UPVC double glazed leaded window, central heating radiator, range of wood effect wall and base units, marble effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric Proline double oven with four ring gas hob and extractor hood, integrated fridge and dishwasher, space for fridge freezer, tiled effect lino flooring and hard wood single glazed frosted door to rear porch.

#### Rear Porch

6'5 x 3'9 (1.96m x 1.14m)

UPVC double glazed leaded window, door to bedroom five/office and UPVC double glazed frosted door to rear.

#### Bedroom Five/Office

12'4 x 8'5 (3.76m x 2.57m)

UPVC double glazed leaded window and central heating radiator.

#### Double Garage One

16'9 x 7'7 (5.11m x 2.31m)

Power, lighting, smoke alarm, electric meter, up and over garage door and open to double garage two.

### Double Garage Two

17'2 x 7'6 (5.23m x 2.29m)

Power, lighting, Baxi combi boiler, door to utility room, up and over garage door.

### Utility Room

8'5 x 4'6 (2.57m x 1.37m)

UPVC double glazed window, central heating radiator, stainless steel sink and drainer, plumbed for washing machine and dryer.

### First Floor

#### Landing

12'3 x 9'7 (3.73m x 2.92m)

Coving, loft access (which is partially boarded), smoke alarm, carbon monoxide alarm, integrated airing cupboard, store cupboard, doors to four bedrooms and bathroom.

#### Bedroom One

14'9 x 13' (4.50m x 3.96m)

UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobe, vanity top wash basin and door to en suite.

#### En Suite

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted leaded window, central heating radiator, two piece suite, dual flush WC, direct feed shower enclosure and tiled elevation.

#### Bedroom Two

13'7 x 12' (4.14m x 3.66m)

UPVC double glazed leaded window and central heating radiator.

#### Bedroom Three

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Four

11'11 x 8'5 (3.63m x 2.57m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

#### Bathroom

5'11 x 9'8 (1.80m x 2.95m)

UPVC double glazed frosted leaded window, central heating radiator, three piece suite, panel bath with mixer tap and rinse head, pedestal wash basin, dual flush WC and tiled elevation.

### External

#### Rear

Laid to lawn garden with paving, bedding, wood chipped areas and timber store shed.



Tel: 01282469023

www.keenans-estateagents.co.uk