



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 | | 52 | |
| (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.

Brooklands Road, Burnley, BB11 3PR

Offers Over £425,000

A STUNNING FOUR BEDROOM, SEMI-DETACHED FAMILY HOME SET OVER FOUR FLOORS

WOW! This immaculately presented four bedroom, semi-detached family home is being welcomed to the property market in the heart of a popular area of Burnley. Flowing internally with well proportioned living accommodation finished with a contemporary interior style to create a magnificent example of chic family living finished off with gorgeous gardens to the front and rear. Ideally suited for a growing family looking for their dream family home, the property offers easy access to local amenities and schools and Towneley Golf Club.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to two well-proportioned reception rooms, a contemporary fitted dining kitchen, and a door leading to stairs to the lower ground floor. To the lower ground floor is a study/occasional room currently used as an additional bedroom, with an en suite WC. To the first floor is a split-level landing stairs leading to the second floor and doors leading to three bedrooms and a three piece contemporary bathroom suite. The main bedroom features an en suite shower room. To the second floor is a landing with doors leading to a fourth bedroom and a spacious attic room. Externally the property boasts an enclosed landscaped rear garden with paved patios, a pond and lush bedding areas. The front of the property offers a vivid range of bedding areas and a spacious tarmac driveway providing off-road parking for numerous vehicles.

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

Brooklands Road, Burnley, BB11 3PR

Offers Over £425,000



- Impressive Semi Detached Property
- Beautifully Presented Throughout
- Off Road Parking
- EPC Rating: E
- Four Bedrooms
- Lower Ground Floor Study & WC
- Leasehold
- Set Over Four Floors
- Enclosed Landscaped Garden
- Council Tax Band D

Ground Floor

Entrance Hallway

17'10 x 6'9 (5.44m x 2.06m)

Composite front entrance door, UPVC double glazed window, Bantam ecotherm heater, cornice coving, ceiling rose, Kamdean flooring, stairs to the first floor, door to stairs to the lower ground floor and doors to two reception rooms and kitchen.

Reception Room One

13'5 x 12'10 (4.09m x 3.91m)

UPVC double glazed bay window, central heating radiator, log burning stove with Italian marble surround and mantel, two feature wall lights, cornice coving and ceiling rose.

Reception Room Two

14'5 x 14'4 (4.39m x 4.37m)

UPVC double glazed window, central heating radiator, cast iron log burning stove, television point, picture rail, cornice coving, ceiling rose and hardwood double glazed French doors to the rear.

Kitchen

20'2 x 9'9 (6.15m x 2.97m)

Three UPVC double glazed windows, Baxi Brazilia heater, spotlights, range of panelled wall and base units with granite surfaces, Belling range cooker with five ring gas hob, extractor hood, inset stainless steel sink with draining ridges and mixer tap, integrated dishwasher, plumbing for washing machine, integrated fridge and freezer, tiled flooring and UPVC double glazed French doors to the rear.

Lower Ground Floor

Hallway

Door to study.

Study

14'8 x 9'7 (4.47m x 2.92m)

UPVC double glazed window, central heating radiator, fitted wardrobes, meter cupboard and door to the en suite.

En Suite WC

3'7 x 2'7 (1.09m x 0.79m)

Dual flush WC, wall mounted wash basin and spotlights.

First Floor

Landing

Split level landing with Velux window, stairs to the second floor and doors to three bedrooms and bathroom.

Bedroom One

14'8 x 14'5 (4.47m x 4.39m)

UPVC double glazed window, central heating radiator, television point, part wood panelled elevations, picture shelf, spotlights, coving and door to the en suite.

En Suite

7'11 x 4' (2.41m x 1.22m)

Dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and tile effect flooring.

Bedroom Two

13'6 x 12'8 (4.11m x 3.86m)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

Bedroom Three

12' x 9'11 (3.66m x 3.02m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 7'3 (2.34m x 2.21m)

UPVC double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, tile panelled bath, tiled elevations, extractor fan and tiled flooring.

Second Floor

Landing

Skylight and doors to bedroom four and attic room.

Bedroom Four

13'5 x 12'10 (4.09m x 3.91m)

UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

Attic Room

Boiler and space for dryer.

External

Front

Bedding areas and off road parking for numerous vehicles.

Rear

Enclosed landscaped garden with paving, slate chippings, bedding areas, pond and a timber shed.

