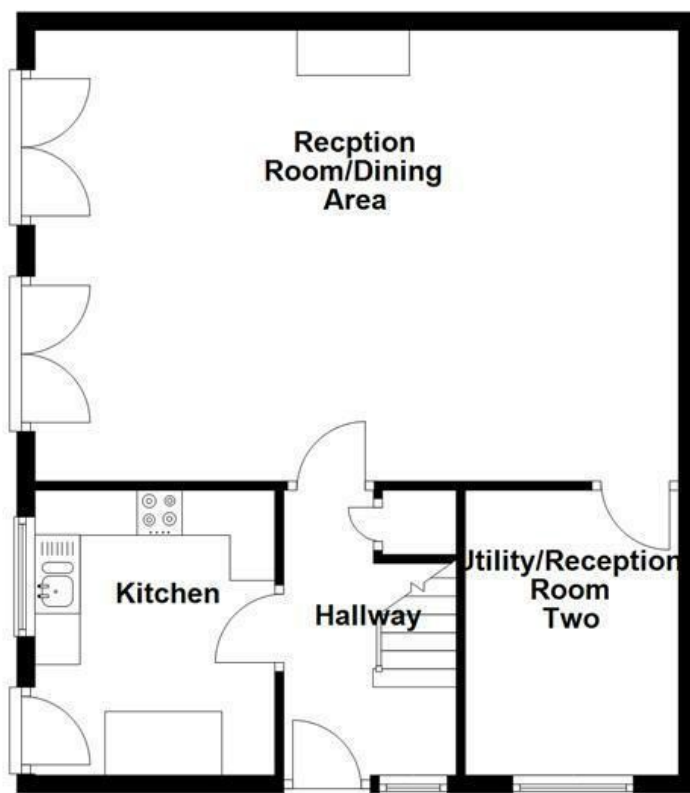
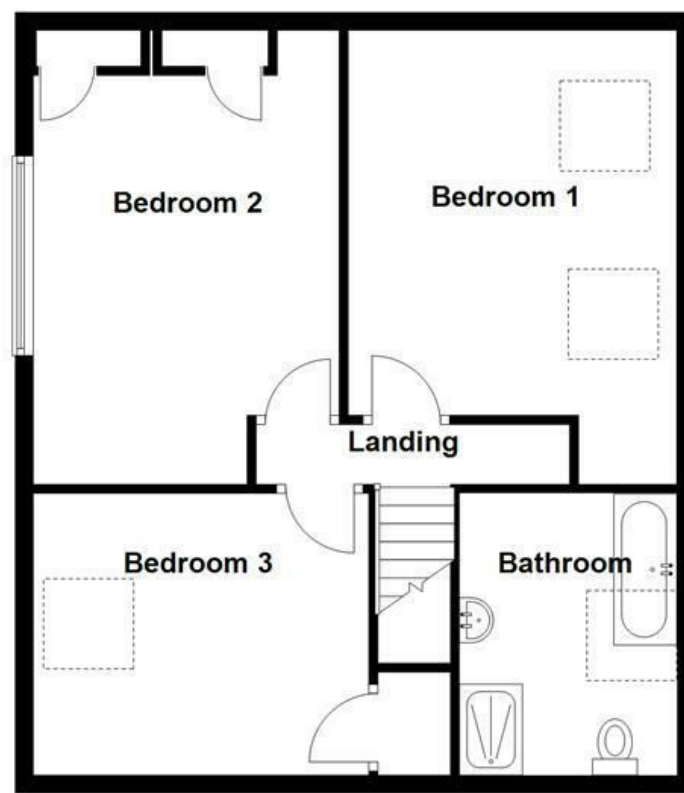


Ground Floor



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.



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.

## Lower Fields, Burnley, BB12 6PF

### Offers Over £220,000

A STUNNING THREE BEDROOM SEMI DETACHED PROPERTY IN A QUIET LOCATION

Welcome to this beautifully presented property located in the sought after area of Burnley. This delightful house boasts a spacious open plan reception/dining area, modern fitted kitchen overlooking the garden and three generously sized bedrooms. One of the standout features of this property is its stunning garden, providing a tranquil retreat right at your doorstep. Situated only a short drive into Burnley or Padiham where you will find shops, bars and amenities, as well as highly regarded schools and transport links to neighbouring towns. This property would be perfectly suited to a family looking for their forever home. View early to avoid disappointment!

The property comprises briefly; entrance into a welcoming hallway that has doors to the kitchen, reception room and staircase to the first floor. The kitchen has access to the rear. The reception room has two French doors leading to the garden and a door to the utility/second reception room. The first floor landing houses doors on to three generously sized bedrooms and a stunning four piece bathroom. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas and timber shed. The front of the property offers off road parking.

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# Lower Fields, Burnley, BB12 6PF

## Offers Over £220,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating TBC
- Off Road Parking
- Spacious Three Bedroom Semi Detached Property With Viewing Essential
- Ideal Family Home Ready To Move Into
- Ample Sized Open Plan Reception/Dining Area
- Modern Fitted Kitchen And Four Piece Bathroom Suite
- Envious Enclosed Laid To Lawn Garden With Paved Patio, Bedding Areas And Timber Shed

### Ground Floor

#### Entrance

UPVC door to hallway.

#### Hallway

11' x 5'6 (3.35m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dado rail, wood effect floor, doors to kitchen, reception room, stairs to first floor and under stairs storage.

#### Kitchen

10'5 x 8'9 (3.18m x 2.67m)

UPVC double glazed window, UPVC door to rear, central heating radiator, range of wood panelled wall and base units, laminate work tops, double oven, four ring electric hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, plumbed for washing machine and dish washer, space for fridge freezer and wood effect floor.

#### Reception Room/Dining Area

23'6 x 16'5 (7.16m x 5.00m)

Two UPVC double glazed French doors, two central heating radiators, wall mounted electric fire, two feature wall lights, television point, wood effect floor and door to utility.

#### Utility

10'6 x 7'9 (3.20m x 2.36m)

UPVC double glazed window, central heating radiator, fitted storage and wood effect floor.

### First Floor

#### Landing

Loft access, doors to three bedrooms and bathroom.

#### Bedroom One

16'3 x 11'7 (4.95m x 3.53m)

Two Velux windows, central heating radiator and television point.

#### Bedroom Two

14'5 x 11'2 (4.39m x 3.40m)

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

#### Bedroom Three

11'7 x 10'4 (3.53m x 3.15m)

Velux window, central heating radiator, television point and over stairs storage.

#### Bathroom

9'8 x 7'4 (2.95m x 2.24m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panelled bath with mixer tap and rinse head, direct feed rainfall shower and rinse head, spotlights, tiled elevation and tiled floor.

### External

### Rear

Enclosed paved patio, laid to lawn garden and timber shed.

### Front

Off road parking.

