

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			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Raeburn Avenue, Burnley, BB11 2QE

£199,950

A DECEPTIVELY SPACIOUS SEMI DETACHED HOME

Welcome to Raeburn Avenue, Burnley - a charming location for this delightful two bedroom semi detached home. Situated in a popular area, this property boasts a spacious living space, perfect for comfortable living, a modern fitted kitchen with added utility room. With two well-proportioned bedrooms, there is ample space for a small family, guests, or even a home office. The rear garden is bursting with potential, offering a spacious area to indulge in some gardening. Don't miss out on the opportunity to make this house your home!

The property comprises briefly; entrance via the porch into a welcoming hallway which has doors to the reception room and kitchen. The reception room has French doors leading out to the garden. The kitchen has modern fitted appliances and a door to the utility that also has a door out to the rear. The first floor landing houses doors on to two bedrooms, bathroom and separate WC. Externally, to the rear of the property is an enclosed garden with patio area. The front of the property has bedding areas and off road parking for two vehicles.

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Raeburn Avenue, Burnley, BB11 2QE

£199,950



- Well Presented Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Two Piece Shower Room & WC
- Spacious Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

6'4 x 2'1 (1.93m x 0.64m)

Hardwood double glazed frosted leaded front door, tiled flooring and hardwood door to hall.

Hall

10'6 x 6'11 (3.20m x 2.11m)

Stained glass frosted window, central heating radiator, cornice coving, stairs to first floor, doors leading to reception room and kitchen.

Reception Room

19'4 x 11'5 (5.89m x 3.48m)

UPVC double glazed window, two central heating radiators, coving to ceiling, two ceiling roses, television point, gas fire with decorative surround and UPVC double glazed French doors to rear.

Kitchen

11'11 x 9'1 (3.63m x 2.77m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units, laminate worktops, integrated oven with four ring electric hob and extractor hood, glass splashback, composite sink and drainer with mixer tap, integrated fridge freezer, spotlights, tiled effect laminate flooring and door to utility.

Utility

7'5 x 6'7 (2.26m x 2.01m)

UPVC double glazed frosted window, range of high gloss wall and base units, laminate worktops, plumbing for washing machine, space for dryer and tiled flooring.

First Floor

Landing

UPVC double glazed frosted window, loft access, doors leading to two bedrooms, shower room and WC.

Bedroom One

19'4 x 11'6 (5.89m x 3.51m)

Two UPVC double glazed windows, central heating radiator and coving to ceiling.

Bedroom Two

8'11 x 8'5 (2.72m x 2.57m)

UPVC double glazed window, central heating radiator, coving to ceiling, fitted wardrobes and exposed floorboards.

Shower Room

7'2 x 6'10 (2.18m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, direct feed corner rainfall shower with rinse head, coving to ceiling, fully tiled elevations, storage cupboard and laminate flooring.

WC

4'9 x 2'8 (1.45m x 0.81m)

UPVC double glazed frosted window, low base WC, part tiled elevations and wood effect laminate flooring.

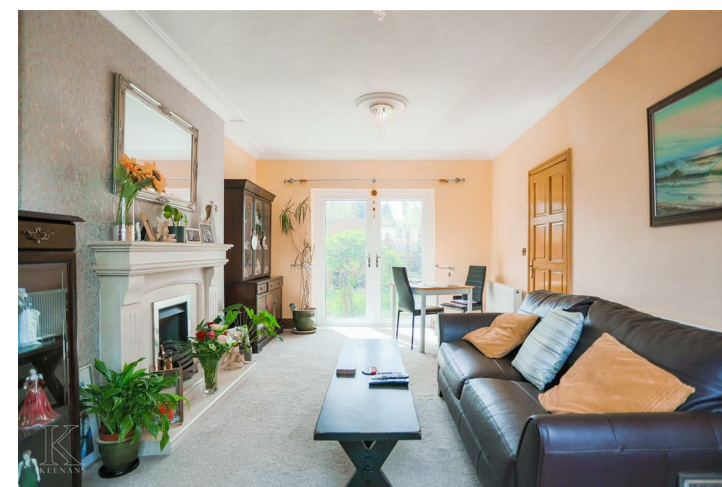
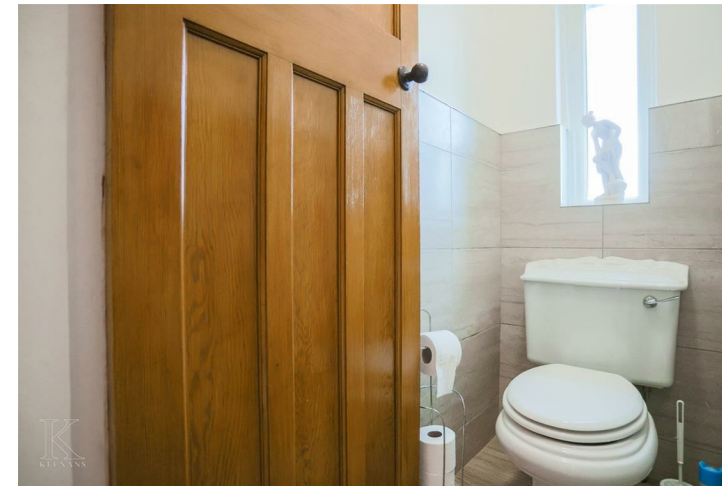
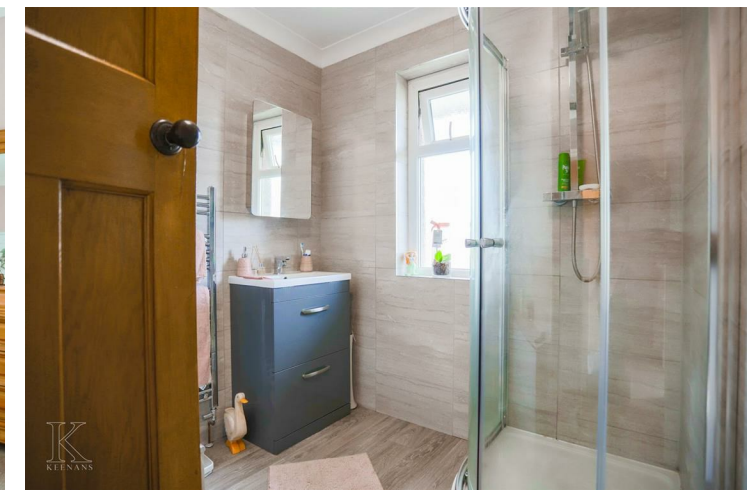
Exterior

Rear

Enclosed garden with laid to lawn, patio area, bedding areas and storage building.

Front

Bedding areas and off road parking.



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