



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		82
(81-91)	B		
(69-80)	C	69	
(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.

Sandiway Drive, Briercliffe, BB10 2JS

£200,000

A FANTASTIC HOME ON A POPULAR ESTATE

Welcome to Sandiway Drive, Briercliffe - a charming detached house that is bursting with potential. This property boasts an open plan reception room with added conservatory, perfect for entertaining guests or simply relaxing with your loved ones, three generously sized bedrooms and fantastic garden with off road parking. Perfectly suited to a small family looking for a home to put their own stamp on. Don't miss out on the opportunity to make this charming detached house your new home!

The property comprises briefly; entrance via the porch into a welcoming hallway that has a door to the open plan reception room and staircase to the first floor. The reception room has a door to the dining room and conservatory. The dining room is open plan with the kitchen that has access to the rear. The first floor landing houses doors on to three generously sized bedrooms and a three piece shower room. Externally to the rear of the property is an enclosed artificial lawn with bedding areas and access to the garage. The front of the property has bedding areas and off road parking.

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

Sandiway Drive, Briercliffe, BB10 2JS

£200,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating C
- Off Road Garden With Driveway And Access To A Garage
- Spacious Three Bedroom Detached Property
- Fitted Kitchen And Three Piece Shower Room
- Ideal Family Home With Viewing Essential
- Ample Sized Wrap Around Gardens
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC door to porch.

Porch

7'2 x 4'7 (2.18m x 1.40m)

Two UPVC double glazed windows and open access to hallway.

Hallway

Central heating radiator, door to storage, reception room one and stairs to first floor.

Reception Room One

21'6 x 13'11 (6.55m x 4.24m)

UPVC double glazed window, central heating radiator, radiant fire with decorative surround, television point, dado rail, French doors to reception room two and door to reception room three.

Reception Room Two

11'11 x 8'3 (3.63m x 2.51m)

Central heating radiator and UPVC door to the conservatory.

Conservatory

13'9 x 8' (4.19m x 2.44m)

UPVC double glazed windows, UPVC door to the rear, UPVC door to the side and wood effect flooring.

Kitchen

12'2 x 8'3 (3.71m x 2.51m)

Hard wood double glazed window, UPVC door to rear, wood panelled wall and base units, laminate work tops, single oven, four ring gas hob, tiled splash back, extractor fan, stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer and laminate flooring.

Reception Room Three

9'3 x 8'6 (2.82m x 2.59m)

UPVC double glazed window, central heating radiator, open access to kitchen and door to storage.

First Floor

Landing

UPVC double glazed window, loft access to kitchen and doors to three bedrooms and shower room.

Bedroom One

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

UPVC double glazed window, and central heating radiator.

Bedroom Two

10'8 x 9'2 (3.25m x 2.79m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7' x 6'3 (2.13m x 1.91m)

UPVC double glazed window and central heating radiator.

Shower Room

7'6 x 6'5 (2.29m x 1.96m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, electric feed shower, part tiled elevation, storage and laminate flooring.

External

Rear

Enclosed artificial lawn, bedding areas and access to single garage.

Front

Off road parking and bedding areas.



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