



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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Fairfield Drive, Burnley, BB10 2PU

### Offers Over £200,000

A SPACIOUS TWO-BEDROOM DETACHED TRUE BUNGALOW

Welcome to Fairfield Drive, Burnley - a charming location perfect for those seeking a peaceful retreat. This delightful two-bedroom detached true bungalow is a gem waiting to be discovered.

Situated on a generous plot, this property offers the ideal setting for single-storey living. The neutral finish throughout provides a blank canvas, allowing your imagination to run wild with the possibilities of making it your own.

With one bathroom, a garage, and off-road parking, convenience is at your doorstep. The surrounding area boasts similar properties, creating a harmonious and welcoming neighbourhood.

Whether you're looking to downsize, seeking a tranquil abode, or eager to unleash your creativity on a new project, this bungalow on Fairfield Drive is the perfect place to call home. Don't miss out on this fantastic opportunity to create your own slice of paradise in Burnley.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# Fairfield Drive, Burnley, BB10 2PU

## Offers Over £200,000



- Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Two Bedrooms
- Wetroom
- Freehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

### Ground Floor

#### Vestibule

5'7 x 1'7 (1.70m x 0.48m)

UPVC double glazed entrance door and door to hall.

#### Hall

12'10 x 7'1 (3.91m x 2.16m)

Central heating radiator, coving, loft access, alarm panel, wood effect flooring and doors to reception room, two bedrooms, wetroom, storage, linen cupboard with Baxi boiler.

#### Bedroom One

11'9 x 10'9 (3.58m x 3.28m)

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

#### Bedroom Two

11'9 x 9'10 (3.58m x 3.00m)

UPVC double glazed window, central heating radiator and coving.

#### Wetroom

6'2 x 5'6 (1.88m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, electric feed shower and part tiled elevation.

#### Reception Room

10'11 x 16'6 (3.33m x 5.03m)

Two central heating radiators, coving, living flame gas fire, TV point, open to kitchen and UPVC double glazed sliding door to rear.

#### Kitchen

9'10 x 8'10 (3.00m x 2.69m)

UPVC double glazed window, wall and base units with laminate worktops, high rise single oven, four burner gas hob, extractor, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, coving, smoke alarm and wood effect flooring.

#### Loft

Fitted ladder and boarded flooring.

#### Garage

16'8 x 10' (5.08m x 3.05m)

Lighting and power and remote up and over door.

#### External

##### Front

Laid to lawn, bedding areas and driveway.

##### Rear

Paved garden with bedding areas.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)