



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.



## Greenbrook Road, Burnley, BB12 6PD

### £320,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with stylish decoration and offering an abundance of indoor and outdoor space, this enviable four double bedroom detached property is being proudly welcomed to the market within the most desirable location of Burnley on a popular estate. With fantastic garden space, ample off road parking and added conservatory, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Rossendale, Accrington and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish home! With integral garage, not being overlooked from the rear and neutral decoration throughout this property could be any potential buyers dream home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, integral garage and staircase to the first floor. The reception room leads on to a dining room which then guides you through to a conservatory and on to the Kitchen. The kitchen leads on to a utility room which provides access through to a WC. The first floor comprises of doors on to four double bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a generously sized laid to lawn garden to the rear with paving, bedding, mature shrubs and summer house. To the front there is a laid to lawn garden with mature shrubs, ample off road parking and access on to the garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

# Greenbrook Road, Burnley, BB12 6PD

£320,000



- Tenure Leasehold
- Council Tax Band E
- EPC Rating TBC
- Off Road Parking With Driveway For Numerous Vehicles
- Four Double Bedroom Detached Property
- Ideal Family Home Ready To Move Into
- Viewing Essential
- Ample Sized Rear Laid To Lawn Garden
- Not Overlooked From The Rear
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

14'8 x 3'5 (4.47m x 1.04m)

Central heating radiator, coving, smoke alarm, doors to reception room, kitchen, garage and stairs to first floor.

### Reception Room

19'11 x 11' (6.07m x 3.35m)

UPVC double glazed box window, central heating radiator, coving, television point and double doors to dining area.

### Dining Area

10'3 x 8'7 (3.12m x 2.62m)

Central heating radiator, coving, door to kitchen and UPVC double glazed patio doors to conservatory.

### Conservatory

13'11 x 9'5 (4.24m x 2.87m)

UPVC double glazed window, two skylights, wood effect laminate floor and UPVC double glazed patio doors to rear.

### Kitchen

12'9 x 10'3 (3.89m x 3.12m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric Lamona double oven with four ring gas hob and extractor hood, space for fridge and dishwasher, wood effect lino floor and door to utility room.

### Utility Room

7' x 4'3 (2.13m x 1.30m)

Space for fridge freezer, plumbed for washing machine, Ideal Logik boiler, wood effect lino floor, door to WC and composite double glazed frosted door to WC.

### WC

6'1 x 2'10 (1.85m x 0.86m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, pedestal wash basin and wood effect lino floor.

### Garage

16'11 x 11'1 (5.16m x 3.38m)

Power, lighting, up and over garage door.

## First Floor

### Landing

12'11 x 10'4 (3.94m x 3.15m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, over stairs storage, doors to four bedrooms and bathroom.

## Bedroom One

14'3 x 11'6 (4.34m x 3.51m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, over stairs storage, doors to four bedrooms and bathroom.

## En Suite

5'6 x 5'5 (1.68m x 1.65m)

UPVC double glazed frosted window, central heating radiator, three piece suite, enclosed direct feed shower, dual flush WC, pedestal wash basin, tiled elevation, extractor fan and wood effect lino.

## Bedroom Two

11'6 x 10'5 (3.51m x 3.18m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobe.

## Bedroom Three

10'5 x 9'6 (3.18m x 2.90m)

UPVC double glazed window, central heating radiator and television point.

## Bedroom Four

10'8 x 7'9 (3.25m x 2.36m)

UPVC double glazed window, central heating radiator and television point.

## Bathroom

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

UPVC double glazed frosted window, central heating radiator, three piece suite, tiled panel bath with direct feed rainfall shower, rinse head and mixer tap, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, extractor fan and tiled floor.

## External

### Front

Laid to lawn garden with mature shrubs, off road parking and access to garage.

### Rear

Laid to lawn garden with paving, mature shrubs and Summerhouse.



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