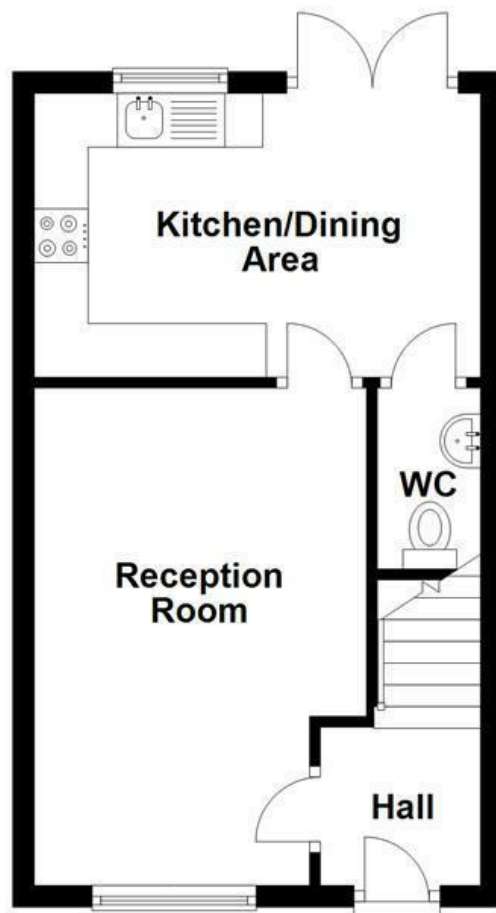
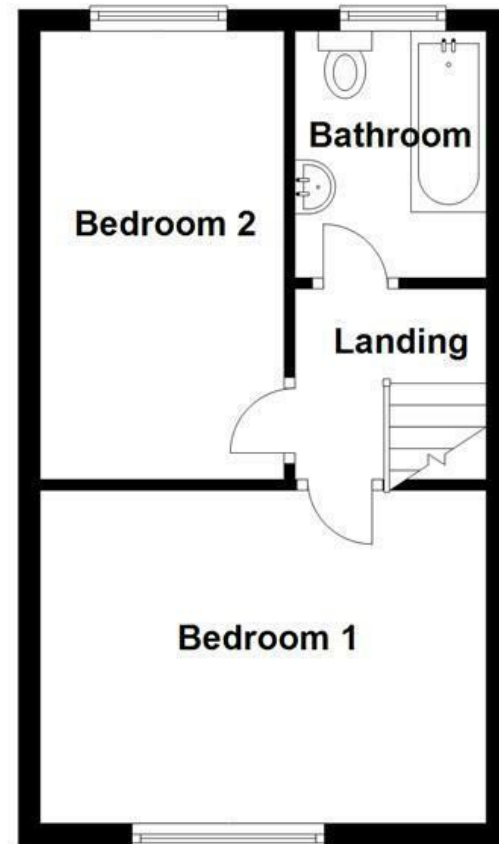


Ground Floor



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			92
(81-91) B		78	
(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.

Aspinal Close, Burnley, BB12 0AQ

£135,000

FANTASTIC PROPERTY TUCKED AWAY IN AN UNMISSABLE LOCATION

Welcome to this charming property nestled in the heart of Aspinal Close, Burnley. This delightful semi-detached house boasts two good sized bedrooms, making it a perfect home for a small family or a couple looking for a cosy space to call their own.

One of the standout features of this property is its idyllic location within a private close, offering a peaceful and secluded environment for you to enjoy. The well-kept spacious garden, complete with a charming summerhouse, provides the perfect setting for outdoor relaxation and entertaining guests. The beautifully presented garden space is a true gem, offering a tranquil oasis with no overlooking properties, ensuring your privacy is always maintained. Imagine enjoying a cup of tea in the morning or hosting a barbecue in the evening in this serene setting.

Conveniently situated close to local amenities, this property offers the best of both worlds - a quiet retreat away from the hustle and bustle, yet within easy reach of shops, schools, and other essential services.

Don't miss out on the opportunity to make this lovely property your own and experience the joys of peaceful living in a beautiful setting. Contact our Burnley office today to arrange a viewing and take the first step towards your new home.

Aspinall Close, Burnley, BB12 0AQ

£135,000



- Well Presented Semi Detached Property
- Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Neutral Decoration
- Leasehold
- Three Piece Bathroom
- Low Maintenance Rear Garden
- Council Tax Band: A

Ground Floor

Entrance Hall

5'2 x 4'7 (1.57m x 1.40m)

UPVC front door, central heating radiator, smoke alarm, stairs to first floor and door to reception room.

Reception Room

15'2 x 8'5 (4.62m x 2.57m)

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

Kitchen

13'7 x 8'8 (4.14m x 2.64m)

UPVC double glazed window, central heating radiator, smoke alarm, range of wall and base units with laminate worktops, integrated oven with four burner gas hob and extractor fan, tiled splashbacks, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, boiler, vinyl flooring, door to WC and UPVC French doors to rear.

WC

5'6 x 7'2 (1.68m x 2.18m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and vinyl flooring.

First Floor

Landing

5'10 x 5'3 (1.78m x 1.60m)

Central heating radiator, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'7 x 10'2 (4.14m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13' x 7'5 (3.96m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

7'6 x 5'9 (2.29m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with direct feed rainfall shower and rinse head, part tiled elevations and vinyl flooring.

External

Front

Laid to lawn with paved area, stone chips and off road parking.

Rear

Enclosed rear paved garden and summerhouse.



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