

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		72	
(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.

Ribble Avenue, Burnley, BB10 2QF

£150,000

FAMILY HOME IN THE HEART OF BURNLEY
Welcome to Ribble Avenue, Burnley - a charming location perfect for families looking for their dream home. This spacious three-bedroom semi-detached house boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

The property features two bathrooms, including a convenient wet room in the utility room, providing practicality and comfort for everyday living. With plenty of storage space, you can keep your home clutter-free and organised effortlessly. Situated close to well-regarded schools, this home offers a fantastic opportunity for families with children. Additionally, the proximity to Burnley General Hospital ensures peace of mind knowing that medical care is within reach when needed. Step outside to the paved patio garden with raised bedding areas, perfect for enjoying a cup of tea in the morning sun or hosting a barbecue with friends. The concrete driveway adds convenience, providing off-road parking for your vehicles.

Don't miss out on the chance to make this lovely property your own - book a viewing today and envision the wonderful memories you could create in this delightful home.

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Ribble Avenue, Burnley, BB10 2QF

£150,000



- Semi Detached Property
- Off Road Parking
- Perfect Family Home
- EPC Rating: C
- Three Bedrooms
- Enclosed Garden To The Rear
- Tenure Freehold
- Two Spacious Reception Rooms
- Close To Network Links
- Council Tax Rating: A

Ground Floor

Entrance

UPVC door to hall.

Hall

11'3 x 5'8 (3.43m x 1.73m)

UPVC double glazed window, central heated radiator, smoke detector, tiled flooring, doors to reception room one, kitchen and stairs to first floor.

Reception Room One

13'11 x 13'3 (4.24m x 4.04m)

UPVC double glazed window, central heated radiator, picture rail, electric fire with artificial stone mantle and surround, storage cupboard and door to reception room two.

Reception Room Two

11'6 x 8'10 (3.51m x 2.69m)

UPVC double glazed window, central heated radiator, electric fire, picture rail, door to kitchen and utility room.

Kitchen

11'10" x 7'10" (3.62m x 2.4m)

UPVC double glazed window, central heated radiator, a range of wall and base units with laminate worktops, four ring gas hob, single oven, extractor fan, sink with traditional taps, smoke detector, plumbing for dishwasher, space for fridge freezer, tiled splash back and door to pantry.

Utility Room

6'7 x 5'8 (2.01m x 1.73m)

Two UPVC double glazed windows, a wall and base unit with laminate work top, smoke detector, plumbing for washing machine, vent for dryer, space for fridge freezer, tiled flooring, sink with mixer taps, door to wet room and UPVC door to rear.

Wet Room

9'3 x 6'8 (2.82m x 2.03m)

Direct feed rainfall shower and rinse head, wash basin with mixer taps, dual flush WC, central heated radiator, UPVC double glazed frosted window, extractor fan, tiled elevation, central heated towel rail and vinyl flooring.

First Floor

Landing

7'9 x 6 (2.36m x 1.83m)

UPVC double glazed window, loft access, door to bedroom one, bedroom two, bedroom three, family bathroom and a smoke detector.

Bedroom One

13'1" x 11'1" (4m x 3.4m)

UPVC double glazed window, central heated radiator and fitted wardrobe.

Bedroom Two

13'4 x 9'10 (4.06m x 3.00m)

Two UPVC double glazed windows, central heated radiator and fitted wardrobe.

Bedroom Three

8'6 x 8'3 (2.59m x 2.51m)

UPVC double glazed window, central heated radiator and store room.

Family Bathroom

7'7 x 6'5 (2.31m x 1.96m)

UPVC double glazed window, central heated radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, electric over head shower and tiled elevation.

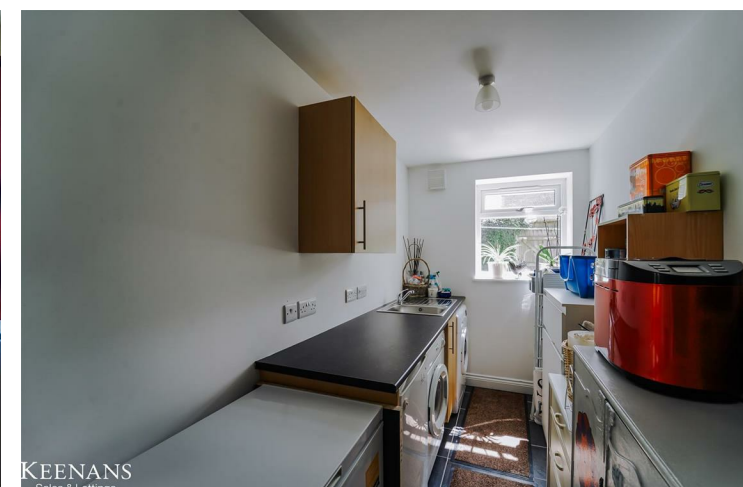
External

Front

Concrete drive with a paved pathway to front door and to the rear.

Rear

Enclosed paved garden with raised bedding areas and Keta storage.



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