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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.

## Red Lees Avenue, Burnley, BB10 4JE

### £220,000

AN IMMACULATE AND SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this charming property located on Red Lees Avenue in Burnley! This delightful house boasts three generously sized bedrooms, perfect for a growing family or those in need of extra space. With three reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones.

The modern fitted kitchen is a chef's dream, providing the ideal space to whip up delicious meals. The property also features a wrap-around garden, offering a lovely outdoor area to enjoy some fresh air and perhaps even cultivate a small garden of your own.

Situated in a sought-after location, this property provides not just a place to live, but a lifestyle. With its convenient proximity to local amenities and the beauty of Burnley surrounding you, this house is truly a gem waiting to be discovered. Don't miss out on the opportunity to make this house your home!

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# Red Lees Avenue, Burnley, BB10 4JE

£220,000



- Immaculate Semi Detached Property
- Perfect Family Home
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Spacious Rooms Throughout
- Tenure Leasehold
- Modern Fitted Kitchen
- Wraparound Garden
- Council Rating: C

## Ground Floor

### Entrance Hall

UPVC front door, central heated radiator, wood effect flooring, doors to two reception rooms, storage and stairs to first floor.

### Reception Room One

14'2 x 13 (4.32m x 3.96m)

UPVC double glazed bay window, central heated radiator, coving, spotlights, cast iron log burner, television point, wood effect flooring and door to dining room.

### Reception Room Two

12'3 x 9'8 (3.73m x 2.95m)

UPVC double glazed French doors to the rear, central heated radiator, storage, television point, two feature wall lights and wood effect flooring.

### Dining Room

11'1 x 9 (3.38m x 2.74m)

UPVC double glazed window, central heated radiator, spotlight, wood effect flooring and open access to kitchen.

### Kitchen

11'10 x 9'3 (3.61m x 2.82m)

UPVC double glazed window, central heated radiator, range of high gloss wall and base units with laminate worktops, integrated high rise oven and microwave, four ring electric hob and extractor hood, tiled splashback, composite bowl and a half sink and drainer with mixer tap, plumbing for washing machine and dishwasher, space for fridge freezer, wood effect flooring and UPVC door to the rear.

## First Floor

### Landing

Two UPVC double glazed windows, central heated radiator, doors to three bedrooms, bathroom and storage.

### Bedroom One

10'11 x 10'3 (3.33m x 3.12m)

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

### Bedroom Two

9'11 x 7'3 (3.02m x 2.21m)

Two UPVC double glazed windows, central heated radiator and loft access.

### Bedroom Three

8'10 x 5'1 (2.69m x 1.55m)

UPVC double glazed window, central heated radiator and loft access.

### Bathroom

9'9 x 4'9 (2.97m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations and laminate flooring.

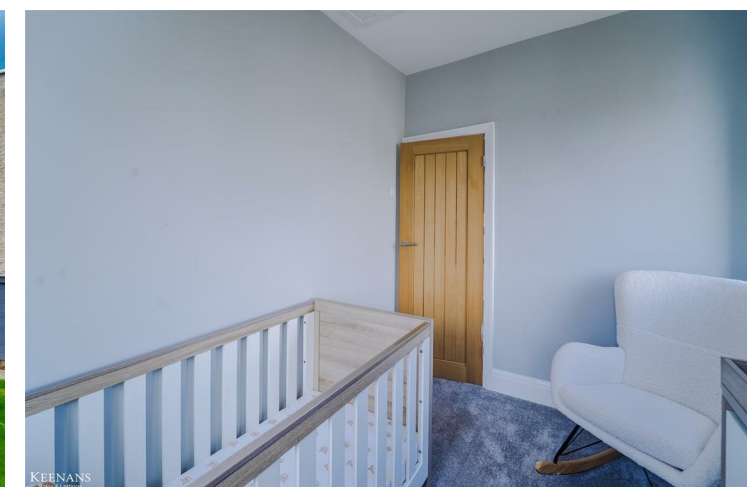
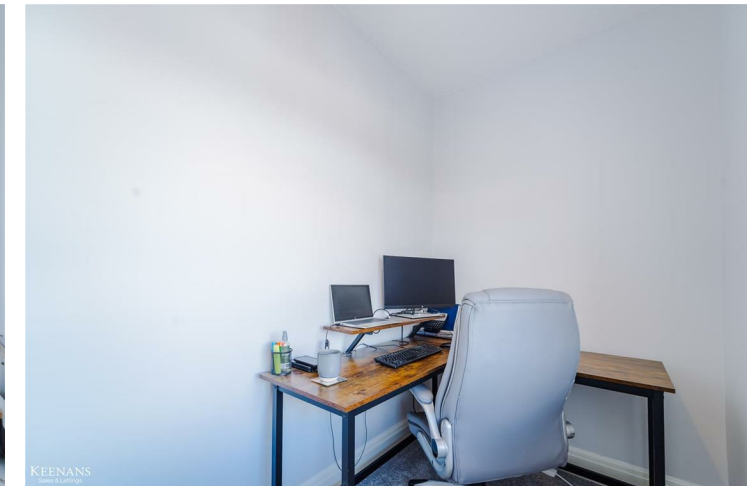
## External

## Rear

Wraparound garden with laid to lawn and off road parking.

## Front

Enclosed laid to lawn garden.



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