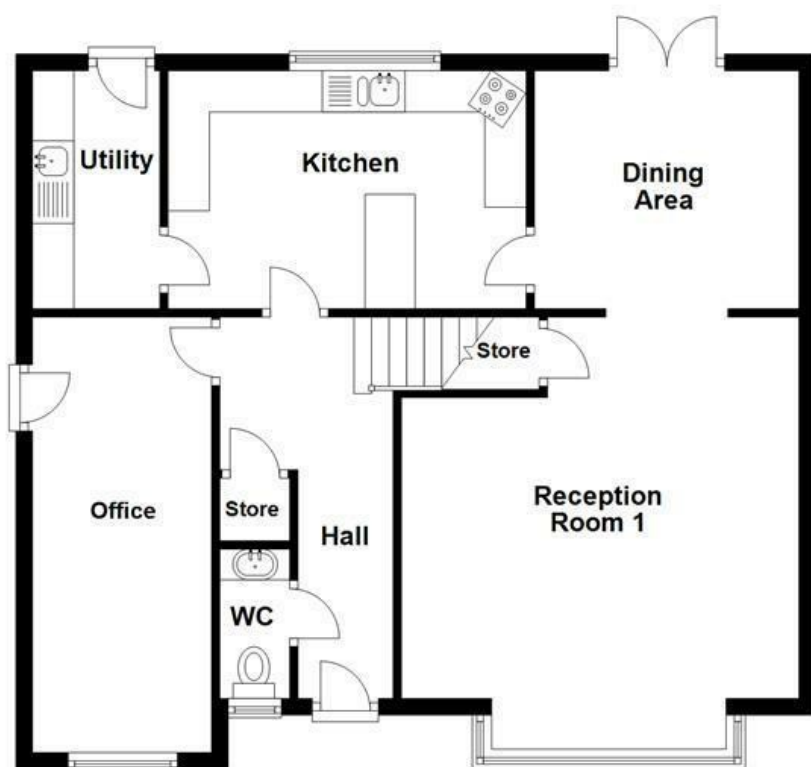
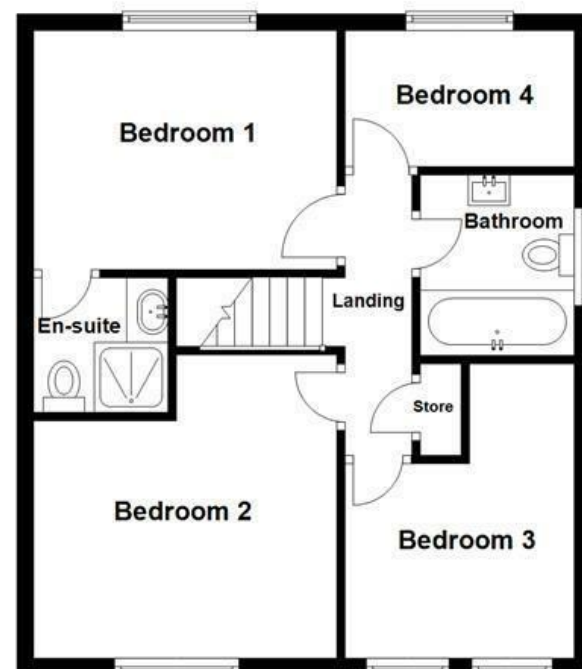


Ground Floor



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			
(81-91) B			
(69-80) C			
(55-68) D		51	66
(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.

Sylvan Drive, Burnley, BB11 5PX

£295,000

AN ENVIABLE FOUR BEDROOM DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, ample off road parking and stylish decor, this immaculate four bedroom detached property is being proudly welcomed to the market in the highly regarded location of Burnley on a small sought after estate. Benefitting from four bedrooms, garage conversion into a fantastic office and a stunning open plan living dining space, this property is the perfect family home not to be missed! Situated conveniently on a quiet cul de sac close to bus routes, good schools and amenities, as well as, network links to Accrington, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, office, dining kitchen, WC and staircase to the first floor. The reception room leads openly on to a dining area whilst the kitchen leads on to a utility room. The first floor comprises of doors on to four bedrooms and bathroom. The main bedroom benefits from an en suite shower room. Externally, there is a fantastic enclosed garden to the rear with decking and stone chip areas, as well as, two timber storage sheds. To the front there is off road parking on a driveway for multiple vehicles and an electric car charging point.

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

Sylvan Drive, Burnley, BB11 5PX

£295,000



- Beautiful Detached Property
- Four Bright Bedrooms
- Off Road Parking On Driveway
- EPC Rated E
- Two Spacious Living Areas
- Three Piece En-Suite To Bedroom One
- Council Tax Band Is D
- Fitted Kitchen
- Enviably Enclosed Rear Garden
- Leasehold Property

Ground Floor

Entrance

Enter via a aluminium double glazed frosted door leading into the hall.

Hall

15'02 x 6 (4.62m x 1.83m)

Coving to the ceiling, smoke alarm, wood effect flooring, doors leading to the WC, two reception rooms, kitchen/diner and a store cupboard, stairs leading up to the first floor.

WC

5'11 x 2'09 (1.80m x 0.84m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with traditional taps, wood effect flooring.

Reception Room One

17'09 x 15'01 (5.41m x 4.60m)

UPVC double glazed bow window, central heating radiator, coving to the ceiling, gas fire with granite hearth and wood effect surround, television point, understairs storage, wood effect flooring, open to the dining area.

Dining Area

10'06 x 9'05 (3.20m x 2.87m)

Central heating radiator, coving to the ceiling, wood effect flooring, door leading to the kitchen/diner, UPVC double glazed patio doors leading out to the rear.

Kitchen/Diner

14'02 x 9'05 (4.32m x 2.87m)

UPVC double glazed window, central heating radiator, range of white wall and base units with granite effect surfaces, tiled splash backs, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring electric hob and extractor hood, integrated fridge freezer, plumbing for dishwasher, integrated breakfast bar, television point, under unit lighting, tiled effect flooring, door leading to the utility room.

Utility Room

9'05 x 5'01 (2.87m x 1.55m)

Central heating radiator, range of white wall and base units with granite effect surfaces, tiled splashbacks, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for dryer, extractor fan, tiled effect flooring, aluminium double glazed frosted door leading out to the rear.

Home Office/Bedroom Four

17'03 x 7'08 (5.26m x 2.34m)

UPVC double glazed window, spotlights, integrated boiler, wood effect flooring, aluminium door leading out to the side of the property.

First Floor

Landing

10'03 x 2'09 (3.12m x 0.84m)

Access to the loft, smoke alarm, wood effect flooring, doors leading to four bedrooms and a bathroom, linen cupboard with a water tank.

Bedroom One

12 x 9'07 (3.66m x 2.92m)

UPVC double glazed windows, central heating radiator, television point, spotlights, door leading to an en-suite.

En-Suite

5'04 x 5'04 (1.63m x 1.63m)

Central heating radiator, low basin WC, vanity top wash basin with mixer tap, direct feed shower enclosure, full tiled elevations, spotlights, extractor fan, wood effect flooring.

Bedroom Two

12 x 11'06 (3.66m x 3.51m)

Two UPVC double glazed windows, central heating radiator, television point, wood effect flooring.

Bedroom Three

10 x 9 (3.05m x 2.74m)

Two UPVC double glazed windows, central heating radiator, wood effect flooring.

Bedroom Four

9'1 x 5'5 (2.77m x 1.65m)

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

Bathroom

7'02 x 6'01 (2.18m x 1.85m)

UPVC double glazed frosted window, central heating radiator, panelled bath with direct feed shower, vanity top wash basin with mixer tap, low basin WC, part tiled elevations, spotlights, extractor fan, wood effect flooring.

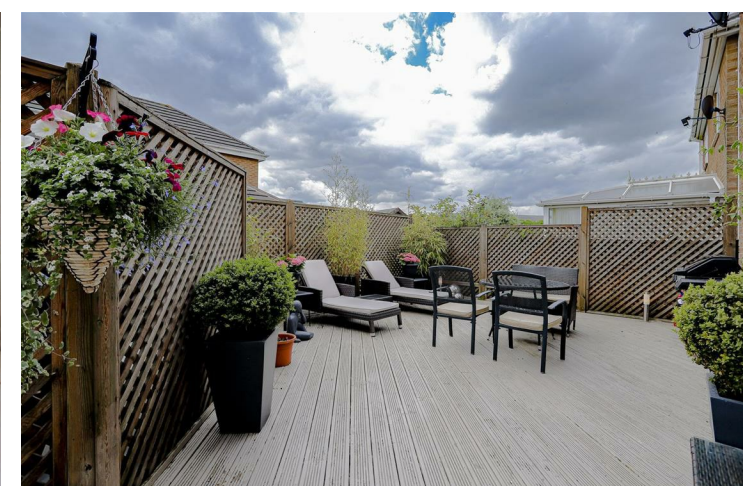
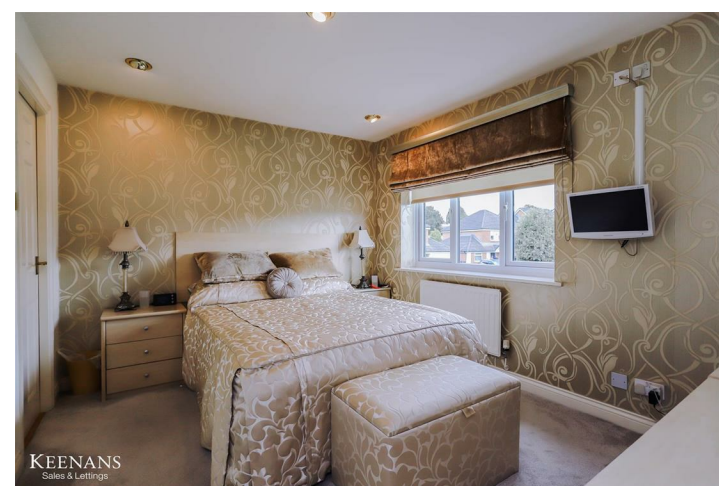
Externally

Front

Laid to lawn garden with block paved driveway.

Rear

Enclosed rear garden with decked and stone chip areas, two timber stone sheds.



Tel: 01282469023

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