



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			63
(39-54) E	37		
(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.

## Colne Road, Burnley, BB10 2LD

### Offers Over £355,000

A SPACIOUS FIVE BEDROOM, SEMI-DETACHED FAMILY HOME IN THE POPULAR REEDLEY AREA OF BURNLEY

Flowing internally with well proportioned living accommodation and five bedrooms, this semi-detached home is being welcomed to the property market. The property is ideally suited for a growing/extended family looking for versatile living solutions and a spacious kitchen with generously sized gardens and ample off road parking. The property is conveniently located in the heart of the popular Reedley area of Burnley with easy access towards Nelson and Burnley town centre.

The property comprises briefly, to the ground floor: entrance through the porch to the hallway with stairs leading to the first floor and doors providing access to a spacious reception room, large family kitchen, downstairs bedroom and understairs storage. The reception room has sliding doors to the rear garden and is open to another reception room. The downstairs bedroom features an en suite shower room. To the first floor is a split-level landing with doors leading to four more bedrooms, and a family bathroom suite. One of the upstairs bedrooms also features an en suite shower room. Externally the property boasts a laid to lawn rear garden with paved patio and timber shed. The front of the property has a laid to lawn garden and bedding areas with off road parking for numerous vehicles.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# Colne Road, Burnley, BB10 2LD

## Offers Over £355,000



- Semi Detached Property
- Two Reception Rooms
- Off Road Parking
- EPC Rating: F
- Five Bedrooms
- Two En Suite Facilities
- Freehold
- Spacious Fitted Kitchen
- Laid To Lawn Garden
- Council Tax Band D

### Ground Floor

#### Entrance Porch

6'5 x 2'10 (1.96m x 0.86m)

UPVC double glazed front entrance door and door to the hallway.

#### Hallway

12'7 x 6'11 (3.84m x 2.11m)

Central heating radiator, coving, picture shelf, tiled flooring, stairs to the first floor and doors to reception room two, kitchen and bedroom four.

#### Reception Room Two

13' x 12'10 (3.96m x 3.91m)

UPVC double glazed box bay window with sliding doors to the rear, central heating radiator, two feature wall lights, coving and open to reception room one.

#### Reception Room One

13'4 x 11'10 (4.06m x 3.61m)

UPVC double glazed bow window, two central heating radiators, three feature wall lights, gas fire with tiled surround, television point and coving.

#### Kitchen

19'3 x 15'3 (5.87m x 4.65m)

Three UPVC double glazed windows, two central heating radiators, vaulted ceiling with exposed beams, range of panelled wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, space for fridge and freezer, cast iron stove, fitted storage, utility cupboard, enclosed boiler, tiled flooring and UPVC double glazed French doors to the rear.

#### Bedroom Four/Reception Room

13'9 x 10'6 (4.19m x 3.20m)

UPVC double glazed window, central heating radiator, coving and door to the en suite.

#### En Suite

9'10 x 2'10 (3.00m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, electric feed shower unit, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tiled flooring.

### First Floor

#### Landing

Loft access, smoke alarm, coving and doors to four bedrooms and bathroom.

#### Bathroom

9' x 7'7 (2.74m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, corner bath with jets, corner shower unit with jets, tiled elevations, PVC panelled ceiling with spotlights and tiled flooring.

#### Bedroom One

13' x 12'10 (3.96m x 3.91m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and coving.

#### Bedroom Two

12'10 x 11'9 (3.91m x 3.58m)

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

#### Bedroom Three

14'4 x 10'8 (4.37m x 3.25m)

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect flooring and door to the en suite.

#### En Suite

#### Bedroom Five

8'4 x 7'9 (2.54m x 2.36m)

UPVC double glazed window and central heating radiator.

#### External

#### Front

Laid to lawn garden with bedding areas and off road parking for numerous vehicles.

#### Rear

Laid to lawn garden with paved patios, bedding areas and timber shed.

