



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		82
(81-91)	B		
(69-80)	C	71	
(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	

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Roundwood Avenue, Burnley, BB10 2LH

£275,000

A SPACIOUS DETACHED HOME WITH LUSCIOUS GARDENS

Nestled on Roundwood Avenue in the charming town of Burnley, this detached house offers a delightful living experience. As you step inside, you are greeted by not one, not two, but three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones.

This property boasts two large double bedrooms on the first floor, perfect for unwinding after a long day. Subject to obtaining planning permission, the potential to extend the first floor of the property is a promising opportunity that could transform the current layout into a three/four bedroom home. The generous living space also includes a kitchen and a garden room, offering versatility and comfort for everyday living. Additionally, there is potential to convert one of the reception rooms into an extra bedroom, catering to your evolving needs.

Step outside into the enchanting gardens, adorned with luscious bedding areas and a thriving vegetable garden. Imagine spending sunny afternoons in the greenhouse, pottering around the shed, or hosting al fresco dinners on the patio seating areas.

Parking will never be an issue with a single garage and a long driveway providing ample off-road space for multiple vehicles. The property is finished with neutral decor, allowing you to move in effortlessly or unleash your creativity to tailor the interiors to your personal style.

Roundwood Avenue, Burnley, BB10 2LH

£275,000



- Beautifully Presented Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Two Bedrooms
- Ample Living Space
- Tenure Freehold
- Three Piece Shower Room
- Stunning Rear Garden
- Council Tax Band D

Ground Floor

Entrance Porch

8'3 x 2'4 (2.51m x 0.71m)

UPVC double glazed French doors and door to hall.

Hall

12'5 x 9'4 (3.78m x 2.84m)

Central heating radiator, coving to ceiling, wood effect laminate flooring, doors leading to three reception rooms, utility/WC and stairs to first floor.

Reception Room One

21'7 x 11'9 (6.58m x 3.58m)

Two UPVC double glazed windows, central heating radiator, coving to ceiling and wood effect laminate flooring.

Utility/WC

9'2 x 6'1 (2.79m x 1.85m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, plumbing for washing machine, space for dryer, PVC panelled ceiling spotlights and tiled effect flooring.

Reception Room Two

10'7 x 10'6 (3.23m x 3.20m)

Hardwood single glazed window, central heating radiator, coving to ceiling and sliding door to reception room three.

Reception Room Three

10'7 x 10'7 (3.23m x 3.23m)

UPVC double glazed window, central heating radiator, coving to ceiling and open access to kitchen.

Kitchen

11'8 x 10'1 (3.56m x 3.07m)

UPVC double glazed window, hardwood single glazed frosted window, range of wall and base units with laminate worktops, integrated oven with four ring electric hob and extractor hood, composite sink and drainer with mixer tap, integrated slimline dishwasher, integrated fridge, tiled effect flooring and door to lean-to garden room.

Lean-to Garden Room

10'10 x 9'7 (3.30m x 2.92m)

Sloped polycarbonate roof, UPVC double glazed frosted windows, central heating radiator, tiled flooring, door to garage and UPVC double glazed sliding door to rear.

Garage

16'4 x 8'8 (4.98m x 2.64m)

UPVC double glazed window, power, lighting and remote up and over garage door.

First Floor

Landing

10'8 x 9'2 (3.25m x 2.79m)

Doors leading to two bedrooms, shower room and under eave storage.

Bedroom One

11'9 x 11'4 (3.58m x 3.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'3 x 10'8 (3.43m x 3.25m)

UPVC double glazed window and central heating radiator.

Shower Room

9'1 x 6'0 (2.77m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, corner direct feed shower enclosed, PVC panelling to ceiling, spotlights, extractor fan, PVC panelled elevations and wood effect laminate flooring.

External

Rear

Enclosed garden with laid to lawn, bedding areas, paving and greenhouse.

Front

Laid to lawn garden, bedding areas, off road parking and access to garage.



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