



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 | | 68 | 80 |
| (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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Applecross Drive, Burnley, BB10 4JP

Offers Over £399,950

A BEAUTIFULLY PRESENTED DETACHED FOUR BEDROOM FAMILY HOME

Nestled on Applecross Drive in the charming town of Burnley, this detached spacious family home is a true gem waiting to be discovered. Boasting four well-proportioned bedrooms and two bathrooms, this property offers ample space for a growing family.

As you step inside, you'll be greeted by a welcoming open plan dining kitchen that seamlessly flows into a bright conservatory, perfect for enjoying your morning coffee or hosting gatherings with friends and family. The tastefully decorated interior is adorned with pops of colour, creating a vibrant and inviting atmosphere throughout. With an en suite bathroom attached to the main bedroom, convenience and comfort are at the forefront of this lovely abode.

The family-friendly estate on which this property is situated is ideal for anyone looking for a peaceful and safe neighbourhood to call home.

If you're in search of a detached family home that exudes warmth and character, look no further than this delightful property on Applecross Drive. Book a viewing today and envision the life you could create in this wonderful space.

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Applecross Drive, Burnley, BB10 4JP

Offers Over £399,950

 4  2  2  D

- Exquisite Detached Property
- Stunning Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band E

Ground Floor

Entrance Porch

4'7 x 2'7 (1.40m x 0.79m)

UPVC double glazed front door, window and door to hall.

Hall

12'0 x 4'5 (3.66m x 1.35m)

Central heating radiator, coving, Karndean flooring, doors leading to garage WC, kitchen and reception room.

Garage

16'2 x 8'7 (4.93m x 2.62m)

Plumbing for washing machine, fuse box, combination boiler and up and over garage door.

WC

7'11 x 3'1 (2.41m x 0.94m)

Hardwood single glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and wood effect flooring.

Kitchen/Dining Area

25'7 x 10'1 (7.80m x 3.07m)

UPVC double glazed bi-folding window, central heating radiator, range of wall and base units with quartz worktops, integrated high rise oven, five ring induction hob and extractor hood, tiled splashback, ceramic one and a half bowl inset sink with integrated draining ridges and mixer tap, integrated dishwasher, full height fridge and full height freezer, spotlights, smoke detector, bespoke fitted seating area, parquet wood flooring with underfloor heating, doors leading to reception room, conservatory and out to rear.

Reception Room

15'7 x 12'4 (4.75m x 3.76m)

UPVC double glazed box bay window, two central heating radiators, spotlights, coving, cast iron log burner with stone hearth and television point.

Conservatory

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

Mostly UPVC double glazed windows, pitched double glazed frosted roof, parquet wood flooring with underfloor heating and UPVC double glazed French doors to rear.

First Floor

Landing

Hardwood double glazed window, central heating radiator, coving, loft access, doors leading to four bedrooms, family bathroom and storage cupboard.

Bedroom One

13'3 x 12'6 (4.04m x 3.81m)

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

En Suite

5'8 x 5'4 (1.73m x 1.63m)

Hardwood double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, spotlights, coving and tiled flooring.

Bedroom Two

12'8 x 12'5 (3.86m x 3.78m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'2 x 8'8 (2.79m x 2.64m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

9'1 x 7'6 (2.77m x 2.29m)

UPVC double glazed window, central heating radiator, coving, spotlights and wood panelling.

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and overhead direct feed shower, spotlights, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with paved patio, laid to lawn, mature shrubbery and trees.

Front

Laid to lawn, paving, tarmac driveway and access to garage.

