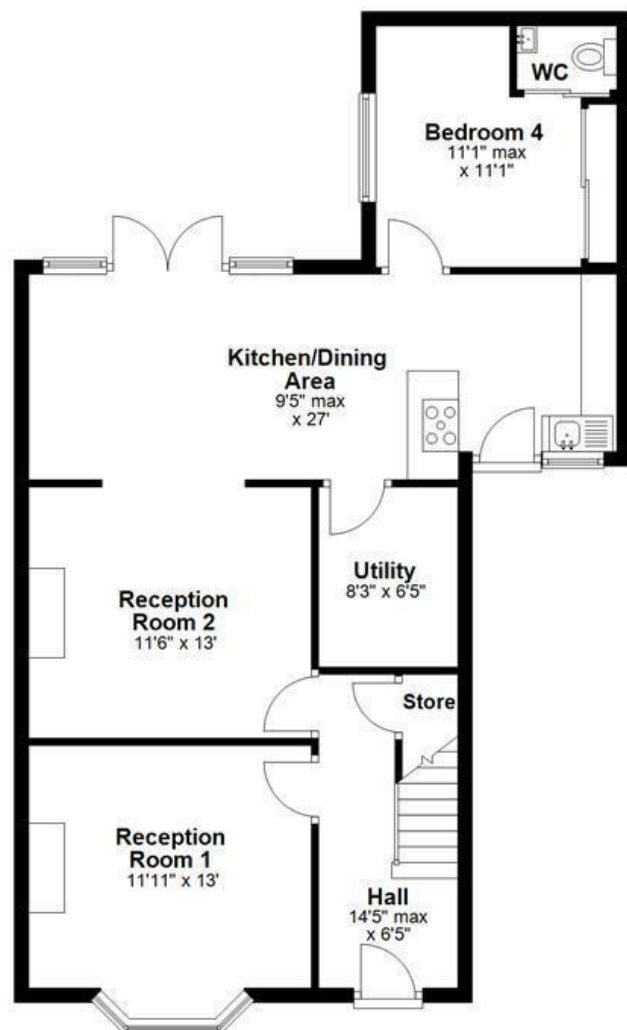
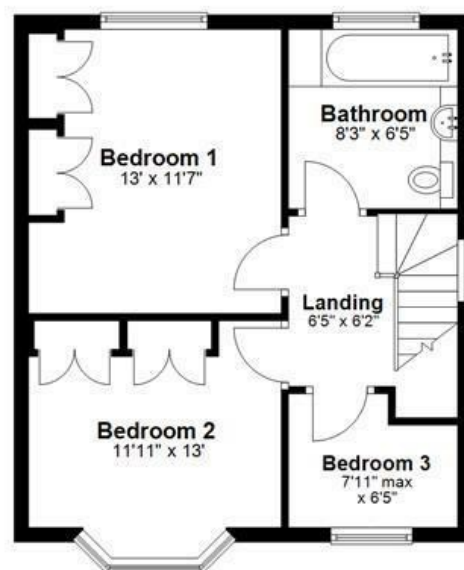


Ground Floor



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			
(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.

Brunshaw Road, Burnley, BB10 3HX

£275,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor space with the highest quality finish, stylish interior and low maintenance gardens, this outstanding four bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Burnley. With modern fixtures and fittings, impressive ground floor extension and stunning open plan living space, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Rossendale and Todmorden. With off road parking, breath-taking views to the rear no detail missed, this property is the perfect home truly not to be missed!

The property comprises briefly: a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads openly on to a modern fitted kitchen diner. The kitchen diner boasts contemporary wall and base units, integrated appliances and leads through to a utility room, fourth bedroom and out to the rear. The fourth bedroom houses an en suite WC. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed, low maintenance garden to the rear with composite decking and artificial lawn. To the front there is a driveway for multiple vehicles.

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

Brunshaw Road, Burnley, BB10 3HX

£275,000



- Exceptional Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Open Plan Living
- Tenure Leasehold
- Three Piece Bathroom Suite
- Presented to Highest Standard Throughout
- Council Tax Band C

Ground Floor

Entrance Hall

14'5 x 6'5 (4.39m x 1.96m)

UPVC double glazed frosted front door, central heating radiator, understairs storage, Karndean flooring, oak doors to two reception rooms and stairs to first floor.

Reception Room One

13'0 x 11'11 (3.96m x 3.63m)

UPVC double glazed bay window, central heating radiator, coving, dado rail and television point.

Reception Room Two

13'0 x 11'6 (3.96m x 3.51m)

Central heating radiator, spotlights, stone fireplace, television point, solid wood flooring and open access to kitchen/dining area.

Kitchen/Dining Area

27'0 x 9'5 (8.23m x 2.87m)

UPVC double glazed window, two central heating radiators, range of panelled wall and base units with solid wood worktops, composite sink and drainer with mixer tap, integrated electric Neff double oven, four ring induction hob, extractor fan, integrated dishwasher, under unit lighting, smoke detector, breakfast bar, solid wood flooring, oak doors to utility, bedroom four, UPVC double glazed frosted door to front and UPVC double glazed French doors to rear.

Utility

8'3 x 6'4 (2.51m x 1.93m)

Plumbing for washing machine, space for American-style fridge freezer, integrated storage cupboard, extractor fan and tiled flooring.

Bedroom Four

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

UPVC double glazed window, spotlights, smoke detector, fitted wardrobe and oak sliding door to WC.

WC

4'7 x 2'11 (1.40m x 0.89m)

Dual flush WC, vanity top wash basin with waterfall mixer tap, spotlights, dado rail and wood effect laminate flooring.

First Floor

Landing

6'5 x 6'2 (1.96m x 1.88m)

UPVC double glazed window, oak doors to three bedrooms and family bathroom.

Bedroom One

13'0 x 11'6 (3.96m x 3.51m)

UPVC double glazed window, central heating radiator, two feature wall lights, television point and fitted wardrobes with downlights.

Bedroom Two

13'0 x 11'11 (3.96m x 3.63m)

UPVC double glazed bay window, central heating radiator, loft access, television point and fitted wardrobes.

Bedroom Three

7'11 x 6'5 (2.41m x 1.96m)

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

Bathroom

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed frosted window, central heating radiator, tiled panel bath with mixer tap, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and solid wood flooring.

External

Rear

Enclosed tiered garden with composite decking, artificial lawn and access to outbuilding.

Front

Off road parking.



Tel: 01282469023

www.keenans-estateagents.co.uk