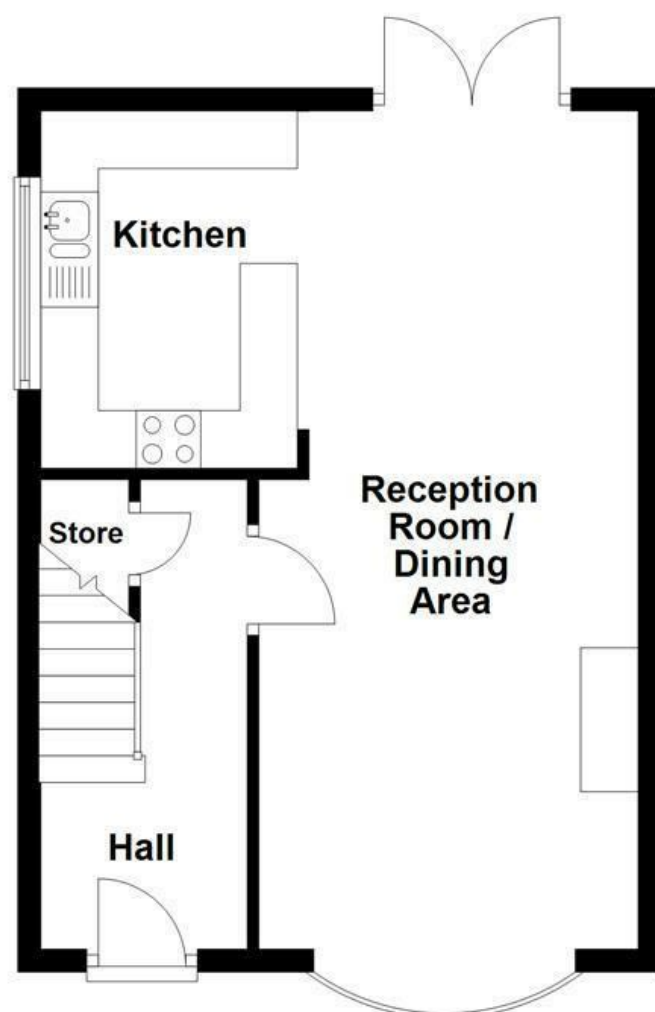
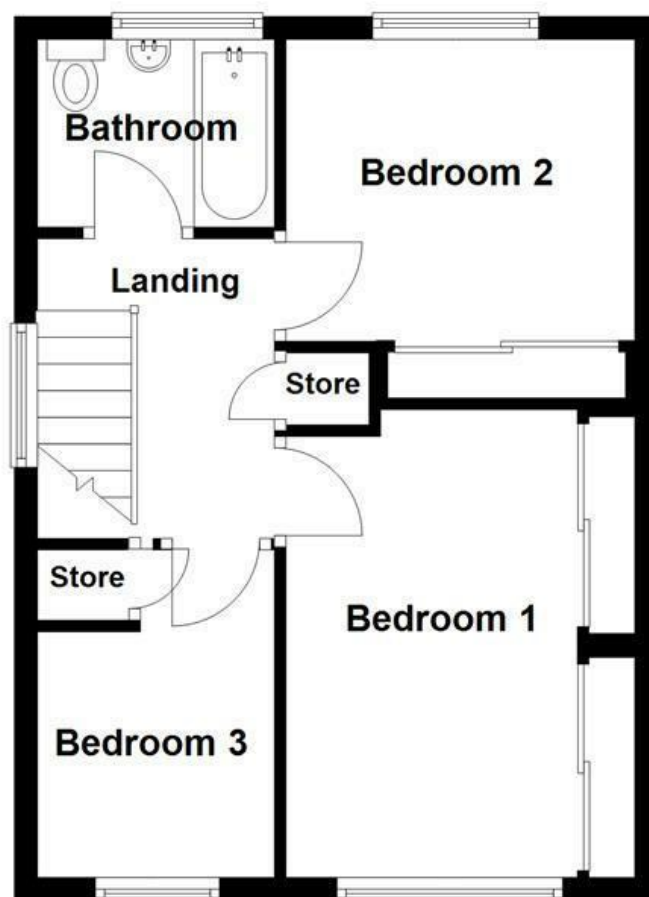


Ground Floor



First Floor



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.

Lower Mead Drive, Burnley, BB12 0ED

£179,950

SPACIOUS SEMI DETACHED FAMILY HOME

Nestled in the charming Lower Mead Drive of Burnley, this stunning semi-detached house is a true gem waiting to be discovered. Boasting a spacious reception room, three cosy bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a comfortable and inviting home.

One of the highlights of this property is the large rear garden, offering ample space for outdoor activities, gardening, or simply relaxing in the fresh air. Imagine enjoying a cup of tea on a sunny morning or hosting a barbecue on a warm summer evening in this delightful outdoor space.

Conveniently located close to local amenities and shops, everything you need is just a stone's throw away. Whether you're looking to run errands, grab a quick bite to eat, or simply enjoy a leisurely stroll, this property's location offers the best of both convenience and tranquillity.

Don't miss out on the opportunity to make this charming semi-detached house your new home. Book a viewing today with our Burnley branch and experience the warmth and comfort this property has to offer.

Lower Mead Drive, Burnley, BB12 0ED

£179,950



- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Spacious Reception Room
- Tenure Freehold
- Three Piece Bathroom Suite
- Stunning Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

13'5 x 5'11 (4.09m x 1.80m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, door to reception room and stairs to first floor.

Reception Room/Dining Area

23'11 x 8'11 (7.29m x 2.72m)

UPVC double glazed bow bay window, central heating radiator, upright central heating radiator, television point, open access to kitchen and UPVC double glazed French doors to rear.

Kitchen

9'10 x 7'1 (3.00m x 2.16m)

Hardwood double glazed window, range of high gloss wall and base units with laminate worktops, ceramic one and a half bowl sink and drainer with mixer tap, tiled splashback, integrated oven with four ring electric hob and extractor hood, integrated fridge freezer, plumbing for washing machine, PVC to ceiling, spotlights and tiled flooring.

First Floor

Landing

8'4 x 6'7 (2.54m x 2.01m)

Hardwood double glazed window, loft access, doors to three bedrooms, bathroom and storage.

Bedroom One

13'4 x 9'8 (4.06m x 2.95m)

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

Bedroom Two

10'7 x 9'8 (3.23m x 2.95m)

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

Bedroom Three

9'8 x 6'6 (2.95m x 1.98m)

Hardwood double glazed window, central heating radiator and over stairs storage.

Bathroom

6'5 x 5'4 (1.96m x 1.63m)

Hardwood double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, storage cupboard, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

External

Rear

Enclosed garden with paved patio, artificial lawn, laid to lawn, bedding areas, bark chippings, and raised decking.

Front

Stone chippings, off road parking and access to garage.



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