



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(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.

Herschel Avenue, Burnley, BB12 0LN

£225,000

AN IMMACULATE FAMILY HOME WITH LOFT CONVERSION

Offering an abundance of high quality indoor and outdoor space, modern fixtures and fittings and stylish decoration, this exceptional four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Burnley. With breath-taking views, open plan dining kitchen and beautifully landscaped gardens, 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 Accrington, Pendle, Clitheroe and major motorway links. The property has been a credit to the current owners who have created a spacious and luxurious family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you through to a dining room which guides you open on to a contemporary fitted kitchen and through to a spacious conservatory. The first floor comprises of doors on to three generously sized bedrooms, modern family bathroom and further landing. The further landing houses a staircase to the fourth bedroom. Externally there is a beautifully presented enclosed garden to the rear with laid to lawn, paving, bedding and mature shrubs. To the front there is a tiered garden with paving and bedding areas.

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

Herschel Avenue, Burnley, BB12 0LN

£225,000



- Immaculate Semi Detached Property
- Set Over Three Floors
- Extensive Gardens to Front and Rear
- EPC Rating D
- Four Bedrooms
- Open Plan Dining Kitchen
- Tenure Leasehold
- Three Piece Bathroom Suite
- Neutral Decoration Throughout
- Council Tax Band B

Ground Floor

Entrance Hall

4'2 x 2'10 (1.27m x 0.86m)

Composite double glazed frosted leaded front door, central heating radiator, oak door to reception room and stairs to first floor.

Reception Room

13'8 x 13'0 (4.17m x 3.96m)

UPVC double glazed box window, central heating radiator, gas fire with granite effect hearth, surround and cast iron mantel, television point, wood effect laminate flooring and oak single glazed door to dining room.

Dining Room

13'0 x 10'3 (3.96m x 3.12m)

Central heating radiator, cast iron multifuel burner with granite effect heath and stone tiled surround, television point, wood effect laminate flooring, open access to kitchen, oak single glazed door to conservatory and UPVC double glazed French doors to rear.

Kitchen

10'11 x 10'1 (3.33m x 3.07m)

Two UPVC double glazed windows, range of high gloss wall and base units with wood effect worktops, tiled splashback, ceramic sink and drainer with high spout mixer tap, integrated electric Smeg oven with four ring Stoves induction hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, space for dryer or dishwasher, integrated Baxi boiler, under unit lighting and tiled flooring.

Conservatory

10'9 x 8'0 (3.28m x 2.44m)

UPVC double glazed windows, central heating radiator, double glazed roof, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

10'6 x 5'8 (3.20m x 1.73m)

Smoke detector, doors to three bedrooms, bathroom and further landing.

Bedroom One

12'10 x 10'3 (3.91m x 3.12m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Two

10'3 x 10'2 (3.12m x 3.10m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

11'2 x 6'4 (3.40m x 1.93m)

Two UPVC double glazed windows, central heating radiator and television point.

Bathroom

7'2 x 5'8 (2.18m x 1.73m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and direct feed shower overhead, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

Further Landing

5'8 x 5'1 (1.73m x 1.55m)

UPVC double glazed window, central heating radiator and stairs to bedroom four.

Second Floor

Bedroom Four

15'0 x 11'1 (4.57m x 3.38m)

Three Velux windows, central heating radiator, smoke detector, television point and eave storage.

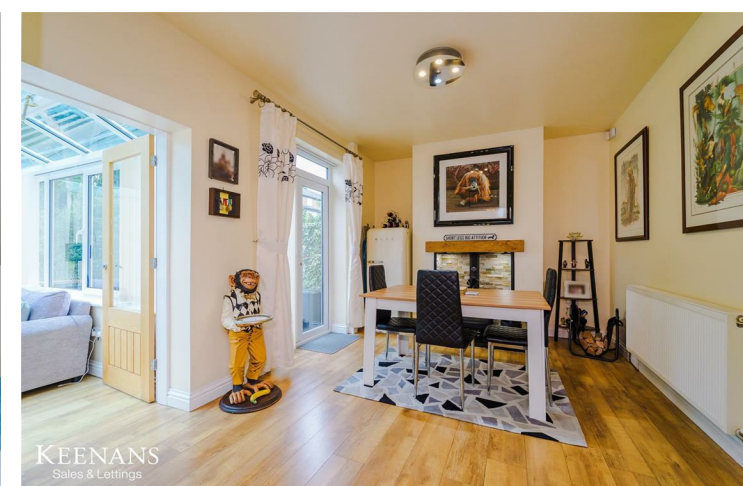
External

Rear

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

Front

Tiered garden with laid to lawn, slate paving and storage.



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