



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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.

Raglan Road, Burnley, BB11 4LD

Offers Over £140,000

THE PERFECT FAMILY HOME

Offering spacious rooms and having been presented and updated to the highest standard throughout, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Burnley. Having been maintained beautifully through and boasting three generously sized reception rooms, fantastic ground floor extension and modern fixtures and fittings, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway guides you on to a spacious reception room and houses a staircase to the first floor. The reception room leads on to an additional reception room and fitted kitchen. The kitchen guides you through to a third reception room/dining room. The first floor comprises of doors on to three generously sized bedrooms, a modern family shower room and WC. Externally there is an enclosed yard to the rear with paving and stone chip areas. To the front there is a concreted courtyard.

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

Raglan Road, Burnley, BB11 4LD

Offers Over £140,000



- Immaculate Mid Terrace Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating C
- Three Bedrooms
- Spacious Interiors Throughout
- Tenure Leasehold
- Three Piece Shower Room
- Ample Living Space
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'6 x 3'4 (1.37m x 1.02m)

UPVC double glazed frosted front door, coving, dado rail and hardwood single glazed frosted door to hall.

Hall

9'4 x 3'4 (2.84m x 1.02m)

Central heating radiator, coving, wood effect laminate flooring, hardwood single glazed frosted door to reception room two and stairs to first floor.

Reception Room Two

17'0 x 14'8 (5.18m x 4.47m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, gas fire with granite effect hearth and surround, two feature wall lights, television point, understairs storage, wood effect laminate flooring, open to reception room one and hardwood single glazed frosted door to kitchen.

Reception Room One

13'4 x 10'10 (4.06m x 3.30m)

UPVC double glazed bay window, central heating radiator, coving, dado rail, two feature wall lights and wood effect laminate flooring.

Kitchen

13'11 x 8'1 (4.24m x 2.46m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with solid wood work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with high spout mixer tap, space for oven and fridge freezer, plumbing for washing machine and dishwasher, spotlights, wood effect laminate flooring and door to reception room three.

Reception Room Three

15'4 x 8'1 (4.67m x 2.46m)

UPVC double glazed window, central heating radiator, television point and UPVC double glazed French doors to rear.

First Floor

Landing

11'9 x 8'10 (3.58m x 2.69m)

Loft access, smoke detector, wood effect laminate flooring, doors to three bedrooms, shower room and WC.

Bedroom One

14'8 x 11'0 (4.47m x 3.35m)

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

Bedroom Two

11'2 x 6'0 (3.40m x 1.83m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'10 x 5'4 (3.00m x 1.63m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

6'7 x 5'4 (2.01m x 1.63m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed shower enclosed, tiled elevations, extractor fan, spotlights and wood effect laminate flooring.

WC

4'11 x 2'5 (1.50m x 0.74m)

UPVC double glazed frosted window, dual flush WC and wood effect laminate flooring.

External

Rear

Enclosed paved yard.

Front

Paved courtyard.



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