



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

Oakeneaves Avenue, Burnley, BB11 5HH

Offers Over £190,000

A TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW

Welcome to Oakeneaves Avenue, Burnley - a charming location for this delightful semi-detached bungalow. This property boasts a spacious layout with a generous reception room, two cosy bedrooms, and a large conservatory that floods the space with natural light.

Perfect for those seeking single-storey living, this bungalow offers convenience and comfort. The off-road parking on the driveway, along with a single garage, provides ample space for your vehicles.

Situated in a popular area of Burnley, this property is ideal for a couple looking to settle down in a welcoming neighbourhood. Don't miss the opportunity to make this lovely bungalow your new home sweet home.

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Oakeneaves Avenue, Burnley, BB11 5HH

Offers Over £190,000



- Beautifully Presented Semi Detached Bungalow
- Two Bedrooms
- Three Piece Shower Room
- No Chain Delay
- Off Road Parking and Garage
- Tenure Rentcharge
- EPC Rating D
- Contemporary Fitted Dining Kitchen
- Spacious Conservatory
- Council Tax Band B

Kitchen/Dining Area

15'6 x 8'10 (4.72m x 2.69m)

UPVC double glazed frosted front door, two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, integrated high rise oven and grill, five ring gas hob and extractor hood, tiled splashback, ceramic sink and drainer with mixer tap, space for under counter fridge, part wood effect laminate flooring and door to inner hall.

Inner Hall

6'3 x 3'3 (1.91m x 0.99m)

Wood effect laminate flooring, doors to reception room, two bedrooms and shower room.

Reception Room

14'9 x 11'2 (4.50m x 3.40m)

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

Bedroom One

14'5 x 9'5 (4.39m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'9 x 7'10 (3.28m x 2.39m)

Central heating radiator, wood effect laminate flooring and sliding door to conservatory.

Conservatory

17'1 x 9'8 (5.21m x 2.95m)

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

Shower Room

6'0 x 5'4 (1.83m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, low base WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower with rinse head, tiled elevations, extractor fan and tiled effect flooring.

External

Rear

Laid to lawn garden with bedding areas, slate chippings and access to garage.

Front

Slate chippings, off road parking and access to garage.

