

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(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	

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Rowan Grove, Burnley, BB10 3FE

£199,950

A BEAUTIFUL SEMI-DETACHED FAMILY HOME CLOSE TO THE HEART OF BURNLEY

Nestled in the sought-after Rowan Grove of Burnley, this charming semi-detached property is a perfect family abode. Boasting one reception room, three cosy bedrooms, and a modern bathroom, this property is beautifully presented, ready for a small family to move in and make it their own.

The contemporary bathroom and kitchen suites add a touch of elegance to this inviting home, perfect for those who appreciate both style and functionality. With the convenience of off-road parking, you can bid farewell to the hassle of searching for a spot after a long day.

Located in a popular area near Burnley town centre, this property offers the best of both worlds - a tranquil retreat within reach of all amenities. Don't miss the opportunity to make this well-maintained gem your new home sweet home.

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Rowan Grove, Burnley, BB10 3FE

£199,950



- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Front and Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Hall

6'3 x 4'4 (1.91m x 1.32m)

UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, wood effect laminate flooring, door to reception room and stairs to first floor.

Reception Room

14'3 x 12'4 (4.34m x 3.76m)

UPVC double glazed bay window, two central heating radiators, coving, television point, wood effect laminate flooring, double doors to kitchen and door to understairs storage.

Kitchen

15'7 x 8'8 (4.75m x 2.64m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate worktops, integrated high rise oven and microwave, five ring electric hob and extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge freezer, dishwasher, washing machine and wine fridge, spotlights, wood effect laminate flooring and aluminium double glazed sliding door to conservatory.

Conservatory

14'8 x 9'11 (4.47m x 3.02m)

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

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, smoke detector, doors to three bedrooms and family bathroom.

Bedroom One

13'3 x 8'9 (4.04m x 2.67m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

9'9 x 9'0 (2.97m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'3 x 6'6 (2.82m x 1.98m)

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

Bathroom

6'2 x 6'0 (1.88m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC to ceiling, tiled elevations, spotlights, extractor fan, LED illuminated mirror and wood effect laminate flooring.

External

Rear

Enclosed garden with artificial lawn and paving.

Front

Artificial lawn and tarmac driveway.

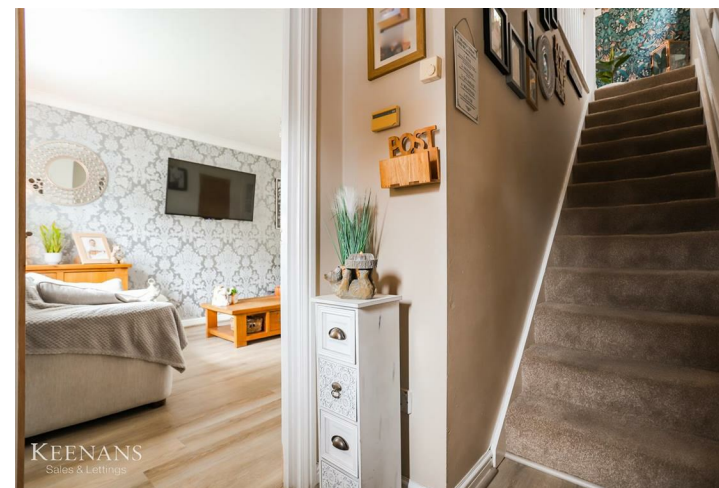
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