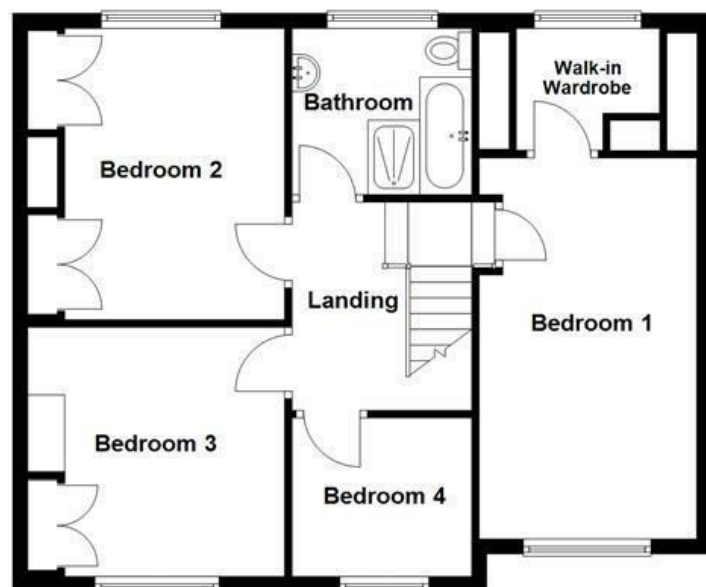


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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.

## Rosewood Avenue, Burnley, BB11 2PH

### Offers Over £289,950

BEAUTIFUL 4 BED DETACHED PROPERTY PERFECT FOR YOUR FAMILY WITH NO CHAIN DELAY.

Nestled in the charming Rosewood Avenue of Burnley, this semi-detached house is a true gem waiting to be discovered. With 2 reception rooms and 4 bedrooms, this property offers ample space for comfortable living.

Step inside, and you'll be greeted by a large, well-equipped kitchen that is a dream come true for any cooking enthusiast. The modern reception room is perfect for hosting guests in style, providing a spacious area for social gatherings and relaxation.

The four generously sized bedrooms ensure that everyone in the family has their own space to unwind and recharge. The master bedroom goes above and beyond with a luxurious walk-in wardrobe, adding a touch of convenience and sophistication to your daily routine.

The bathroom is a sanctuary in itself, featuring a stunning walk-in shower that creates a sleek and tranquil environment for you to relax and rejuvenate after a long day.

This property is not just a house; it's a place where comfort meets elegance, where functionality meets style. Don't miss the opportunity to make this house your home and experience the best of modern living in the heart of Burnley.

# Rosewood Avenue, Burnley, BB11 2PH

## Offers Over £289,950



- Exquisite Semi Detached Property
- Stunning Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating C
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Four Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hall

14'9 x 6'9 (4.50m x 2.06m)

Composite front door, UPVC double glazed frosted window, central heating radiator, solid wood flooring, double doors to reception room one, doors to WC, kitchen and stairs to first floor.

#### WC

4'8 x 2'5 (1.42m x 0.74m )

Vanity top wash basin with mixer tap, dual flush WC and solid wood flooring.

#### Reception Room One

24'3 x 13'4 (7.39m x 4.06m )

UPVC double glazed bay window, two central heating radiators, spotlights, wall mounted electric fire, integrated shelving with downlights, television point, part wood panelled feature and UPVC double glazed French doors to rear.

#### Kitchen

16'9 x 15'9 (5.11m x 4.80m)

UPVC double glazed window, three Velux windows, central heating radiator, range of wall and base units with composite work surfaces, central island, inset sink with high spout mixer tap, four ring induction hob, downdraft, integrated high rise oven and microwave, integrated plate warmer, fridge, freezer, dishwasher and wine cooler, plinth heater, television point, tiled flooring, door to reception room two and UPVC double glazed French doors to rear.

#### Reception Room Two

12'9 x 9'7 (3.89m x 2.92m)

UPVC double glazed window, central heating radiator, spotlights, fitted storage and tiled flooring.

### First Floor

#### Landing

9'0 x 6'8 (2.74m x 2.03m)

Doors to four bedrooms and family bathroom.

#### Bedroom One

16'5 x 9'4 (5.00m x 2.84m )

UPVC double glazed window, central heating radiator, spotlights and door to walk-in wardrobe.

#### Walk-in Wardrobe

9'4 x 4'9 (2.84m x 1.45m)

UPVC double glazed frosted window, central heating radiator, spotlights and fitted storage.

#### Bedroom Two

12'0 x 11'4 (3.66m x 3.45m)

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

#### Bedroom Three

11'4 x 10'3 (3.45m x 3.12m )

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

#### Bedroom Four

7'11 x 7'0 (2.41m x 2.13m)

UPVC double glazed window, central heating radiator and picture rail.

#### Bathroom

7'10 x 7'3 (2.39m x 2.21m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, double jacuzzi bath with mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, spotlights, PVC to ceiling, tiled elevations and tiled flooring.

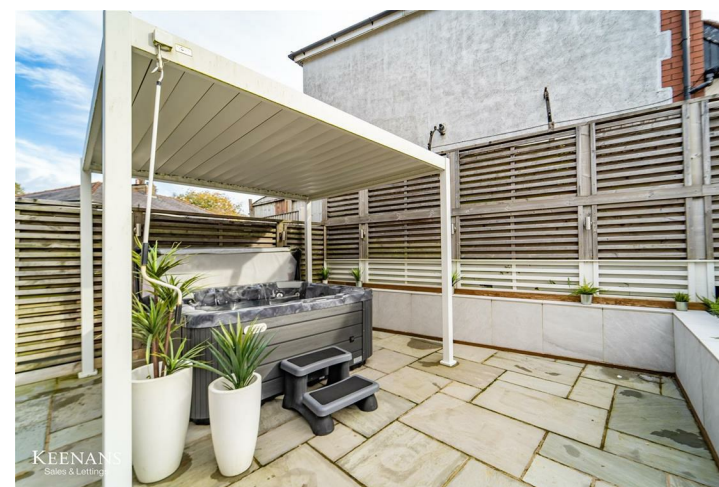
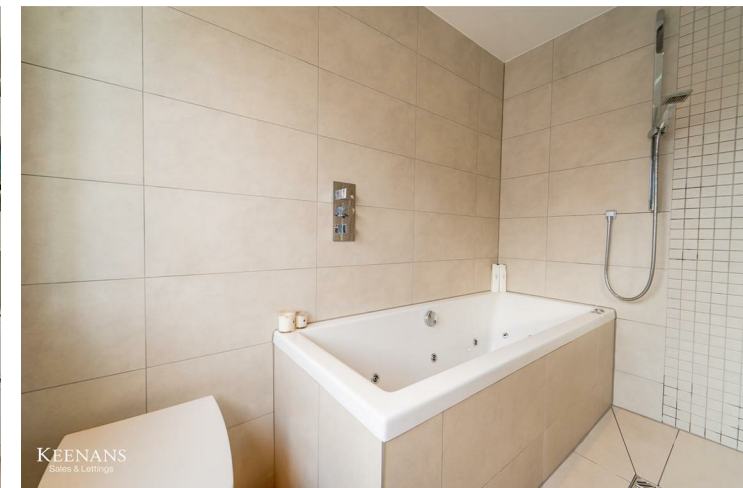
#### External

##### Rear

Enclosed tiered garden with paved patio, decking, laid to lawn and pergola.

##### Front

Block paved driveway and mature shrubbery.



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