



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(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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Hilary Grove, Burnley, BB10 1DN

Offers Over £200,000

SPACIOUS THREE BEDROOM FAMILY HOME

Nestled in the charming area of Hilary Grove, Burnley, this modern house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a contemporary design, ensuring that it meets the needs of modern living while providing a warm and inviting atmosphere.

One of the standout features of this home is the generous off-road parking, which offers convenience and peace of mind for residents and guests alike. The low-maintenance large garden is perfect for families, providing ample space for children to play, for gardening enthusiasts to indulge their passion, or for hosting summer barbecues with friends and family.

Inside, the spacious layout allows for flexible living arrangements, making it an ideal family home. Each room is designed to maximise space and light, creating a welcoming environment that is both functional and stylish.

This property is not just a house; it is a place where memories can be made and cherished. With its modern amenities and family-friendly features, it is sure to appeal to those looking for a delightful home in a lovely neighbourhood. Don't miss the chance to make this wonderful property your own.

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Hilary Grove, Burnley, BB10 1DN

Offers Over £200,000

 3  1  1  B

- Beautifully Presented Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating B
- Three Bedrooms
 - Solar Panels Installed to Front and Rear
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hall

5'11 x 3'3 (1.80m x 0.99m)
Hardwood front door, UPVC double glazed window, central heating radiator, wood effect laminate flooring, doors leading to WC and reception room.

WC

5'1 x 2'10 (1.55m x 0.86m)
UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and wood effect laminate flooring.

Reception Room

14'10 x 14'7 (4.52m x 4.45m)
UPVC double glazed window, central heating radiator, television point, doors to kitchen/dining area, understairs storage and stairs to first floor.

Kitchen/Dining Area

14'6 x 9'5 (4.42m x 2.87m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for American-style fridge freezer, plinth lighting, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, loft access, smoke detector, wood effect laminate flooring, doors leading to three bedrooms and bathroom.

Bedroom One

12'11 x 8'2 (3.94m x 2.49m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Two

11'11 x 8'2 (3.63m x 2.49m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

8'1 x 6'0 (2.46m x 1.83m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'1 x 6'0 (1.85m x 1.83m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, extractor fan, partially tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed garden with laid to lawn, paving and door to garage.

Front

Laid to lawn, driveway and access to garage.



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