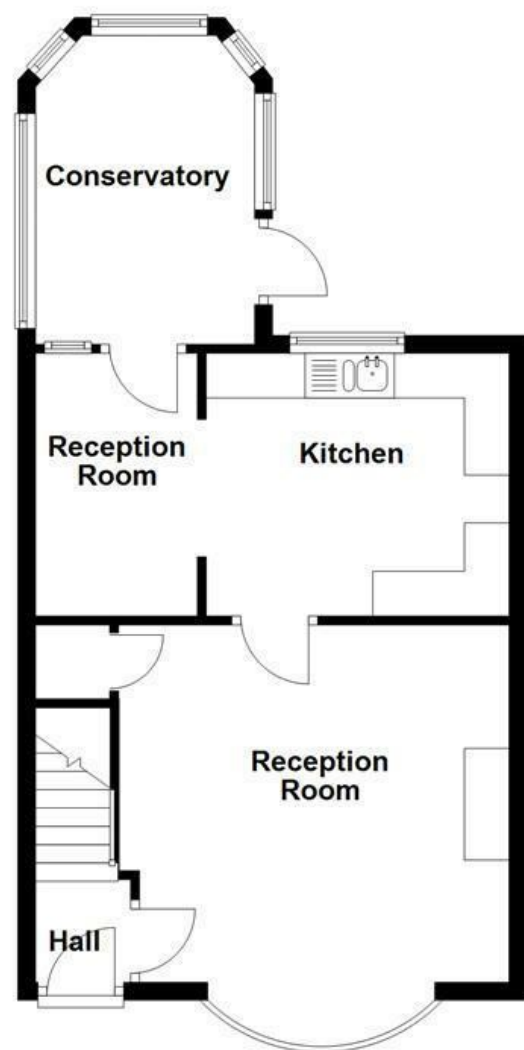
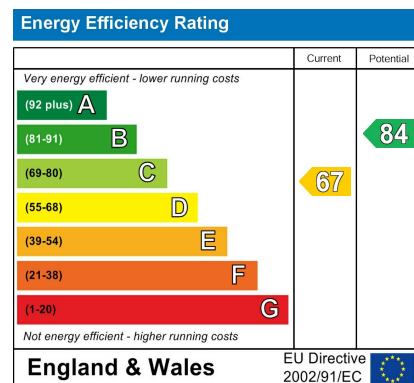
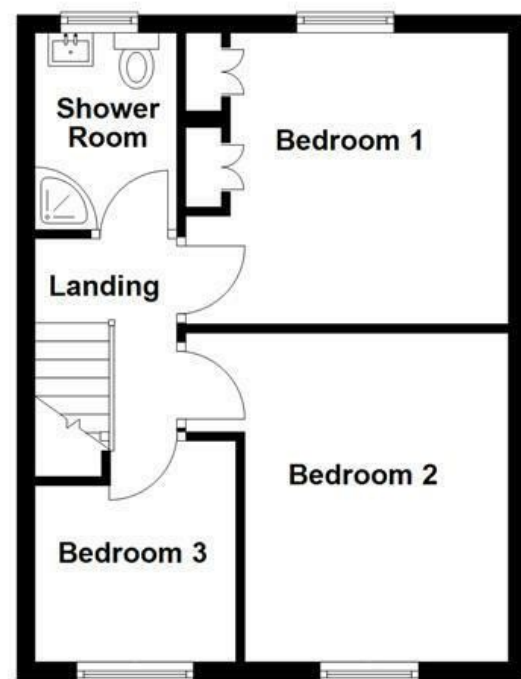


Ground Floor



First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Tarleton Avenue, Burnley, BB11 3ET

### £155,000

AN EXCEPTIONAL FAMILY HOME

Offering spacious rooms, gardens to both the front and the rear and bursting with potential, this enviable three bedroom quasi semi detached property is being proudly welcomed to the market in the desirable location of Burnley. With no chain delay, added conservatory and, once updated, this property has the potential to be 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 Pendle, Rossendale, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you on to a fitted kitchen which leads openly on to a dining room. The dining room leads on to a conservatory. The first floor comprises of doors on to three generously sized bedrooms and shower room. Externally there is an enclosed garden to the rear with paving and bedding areas. To the front there is a garden with paving, bedding and mature shrubs.

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



# Tarleton Avenue, Burnley, BB11 3ET

## £155,000

 3  1  1  D

- Quasi-Semi Detached Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Modern Shower Room
  - Leasehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax: B

### Ground Floor

#### Hall

4'2 x 3'1 (1.27m x 0.94m)

UPVC entrance door, central heating radiator, coving, smoke alarm, wood effect laminate floor, stairs to first floor and hardwood single glazed door to reception room.

#### Reception Room One

15'3 x 14'4 (4.65m x 4.37m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, two feature wall lights, gas fire, granite effect hearth and surround, TV point, under stairs storage, wood effect laminate floor and hardwood single glazed frosted door to kitchen.

#### Kitchen

11'2 x 9'8 (3.40m x 2.95m)

UPVC double glazed window, wall and base units, marble effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for fridge freezer, plumbing for washing machine, Viessmann boiler, tile effect lino flooring and open access to reception room two.

#### Reception Room Two

9'8 x 5'11 (2.95m x 1.80m)

Hardwood single glazed window, central heating radiator, coving, two feature wall lights, tile effect lino flooring and hardwood single glazed frosted door to conservatory.

#### Conservatory

11'4 x 8'1 (3.45m x 2.46m)

Hardwood single glazed window, central heating radiator, polycarbonate roof, tiled floor and hardwood single glazed door to rear.

### First Floor

#### Landing

7'2 x 5'6 (2.18m x 1.68m)

Loft access, coving and doors to three bedrooms and shower room.

#### Bedroom One

11'10 x 11' (3.61m x 3.35m)

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

#### Bedroom Two

12'1 x 11'10 (3.68m x 3.61m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'1 x 7'5 (2.46m x 2.26m)

UPVC double glazed window and central heating radiator.

#### Shower Room

7'3 x 5'6 (2.21m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, under

floor heating, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in corner enclosure, PVC clad ceiling, tiled elevation and tiled floor

### External

#### Front

Enclosed garden, stone chip, bedding areas, mature shrubs and block paved pathway.

#### Rear

Enclosed garden, slate ship area, paving, bedding areas and artificial lawn.



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