



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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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Maple Bank, Burnley, BB10 3FD

£300,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of high quality indoor and outdoor space and having been transformed into a luxurious and stylish family home, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Burnley on a popular estate. With an enviable extended garage and kitchen, two living areas and neutral decoration this property is the perfect family home to move straight into! 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, WC and houses a staircase to the first floor. The reception room leads on to a dining room which leads openly on to an impressive fitted kitchen. The kitchen boasts stunning wall and base units, integrated appliances and leads on to a utility room. The utility room guides you through to an integral garage. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with artificial lawn, paving, bedding and patio areas. To the front there is a garden with artificial lawn and double driveway with access on to the garage.

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

Maple Bank, Burnley, BB10 3FD

£300,000

 4  2  2  C

- Exquisite Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating C
- Four Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Hall

14'6 x 4'1 (4.42m x 1.24m)
Composite double glazed frosted front door, upright central heating radiator, coving, spotlights, oak single glazed door to reception room, oak doors to WC, storage cupboard and stairs to first floor.

WC

6'5 x 2'10 (1.96m x 0.86m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted corner wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

Reception Room

15'3 x 13'5 (4.65m x 4.09m)
UPVC double glazed window, upright central heating radiator, coving, television point, spotlights, solid oak flooring and oak single glazed double doors to dining room.

Dining Room

17'11 x 9'2 (5.46m x 2.79m)
Upright central heating radiator, coving, spotlights, television point, integrated storage, integrated projector, solid oak flooring, open to kitchen and UPVC double glazed French doors to rear.

Kitchen

17'1 x 9'7 (5.21m x 2.92m)
UPVC double glazed window, two Velux windows, range of wood panelled wall and base units with granite work surfaces, wood effect work surfaces and granite effect splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap and boiling water tap, two door Range cooker with six ring gas hob and extractor hood, space for American-style fridge freezer, integrated wine cooler, integrated dishwasher, breakfast bar, spotlights, tiled effect vinyl flooring with wet system underfloor heating and oak door to utility.

Utility

9'1 x 7'2 (2.77m x 2.18m)
Central heating radiator, spotlights, range of wood panelled wall and base units with granite work surfaces, space for fridge freezer, plumbing for washing, space for dryer, tiled effect vinyl flooring, oak door to garage and UPVC double glazed frosted door to rear.

Garage

23'11 x 8'5 (7.29m x 2.57m)
Power, lighting, Worcester boiler and electric roller shutter garage door.

First Floor

Landing

9'6 x 4'10 (2.90m x 1.47m)
Coving, loft access, pendant lighting, feature wall light, oak doors leading to four bedrooms and family bathroom.

Bedroom One

13'5 x 11'4 (4.09m x 3.45m)
UPVC double glazed window, central heating radiator, coving, spotlights, television point, fitted wardrobe and oak door to en suite.

En Suite

7'10 x 5'6 (2.39m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, PVC panelled elevation, integrated linen cupboard, spotlights, extractor hood and granite effect vinyl flooring.

Bedroom Two

10'2 x 9'5 (3.10m x 2.87m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Three

13'4 x 8'0 (4.06m x 2.44m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobe and eave storage.

Bedroom Four

9'1 x 8'8 (2.77m x 2.64m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)
UPVC double glazed frosted window, central heated towel rail, L-shaped panel bath with mixer tap, jets and overhead direct feed shower, dual flush WC, vanity top wash basin with mixer tap, wall mounted mirror with spotlights, PVC panelled elevation, PVC to ceiling, spotlights, extractor fan and granite effect vinyl flooring.

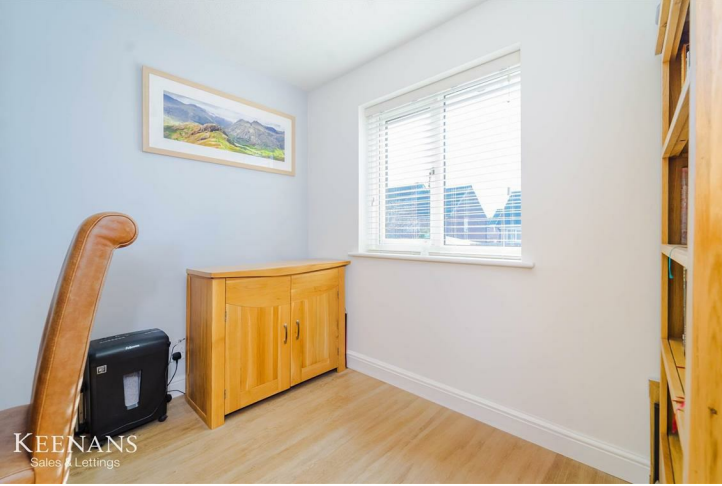
External

Rear

Enclosed garden with artificial lawn, paving, bedding and patio areas.

Front

Garden with artificial lawn and double driveway with access on to garage.



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