



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	81
(81-91) B		
(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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## Reedley Road, Brierfield, BB10 2NE

### £240,000

AN ENVIABLE DETACHED TRUE BUNGALOW

Offering an abundance of indoor and outdoor space, enviable open plan kitchen and living space and having been presented and maintained to the highest standard throughout, this exceptional three bedroom detached true bungalow is being proudly welcomed to the market in the desirable location of Burnley. With modern fixtures and fittings, integral garage and fantastic garden room, this property is the perfect home for any family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, Burnley centre and major motorway links. With off road parking, stunning gardens and three generously sized bedrooms, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, integral garage and open access on to the dining room. The dining room leads openly on to a contemporary fitted kitchen which then leads openly on to the garden room. The reception room provides access on to an inner hallway which leads through to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with paving, stone chip, bedding and mature shrubs. To the front there is a garden with paving, bedding, mature shrubs and off road parking with access on to the garage.

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



# Reedley Road, Brierfield, BB10 2NE

## £240,000

 3  1  3  D

- Tenure Freehold
  - Off Road Parking With Access To Integral Garage
  - Viewing Essential
- Council Tax Band C
  - Ideal Family Home
  - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
  - Abundance Of Indoor And Outdoor Space
  - Easy Access To Major Network Links
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

8'4 x 5'8 (2.54m x 1.73m)

Central heating radiator, wood effect laminate flooring, open to dining room, door to reception room and UPVC door to garage.

#### Garage

16'4 x 9'2 (4.98m x 2.79m)

Power, lighting, Biasi boiler and electric roller shutter door.

#### Dining Room

9'7 x 9'2 (2.92m x 2.79m)

Central heating radiator, store cupboard, wood effect laminate flooring and open to kitchen.

#### Kitchen

9'7 x 9'2 (2.92m x 2.79m)

UPVC double glazed frosted window, range of high gloss wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, integrated fridge freezer and dishwasher, slate tile effect laminate flooring and open to garden room.

#### Garden Room

15'2 x 9'2 (4.62m x 2.79m)

UPVC double glazed window, central heating radiator, spotlights, television point and UPVC double glazed French doors to rear.

#### Reception Room

15'4 x 14'10 (4.67m x 4.52m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire with granite effect hearth and surround, television point and door to inner hall.

#### Inner Hall

8'4 x 5'5 (2.54m x 1.65m)

Loft access, storage cupboard, doors to three bedrooms and bathroom.

#### Bedroom One

12'3 x 9'1 (3.73m x 2.77m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'3 x 11'11 (3.73m x 3.63m)

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

#### Bedroom Three

9'1 x 7'11 (2.77m x 2.41m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'4 x 6'3 (2.54m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, vanity top wash basin with mixer tap, corner panel bath with mixer tap and direct feed shower, dual flush WC, tiled elevation, spotlights, extractor fan and wood effect lino flooring.

### External

#### Rear

Enclosed garden with paving, stone chip, bedding areas and mature shrubs.

#### Front

Enclosed garden with paving, stone chip, bedding areas and off road parking.



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