



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Glen View Road, Burnley, BB11 3QS

### £375,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY WITH STABLES AND AN ACRE AND A HALF OF LAND

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and an abundance of external space, 'Old Copy Cottage' is an enviable three bedroom semi detached bungalow which is being proudly welcomed to the market in the desirable location of Burnley down a quiet country lane. With an enviable fully equipped outbuilding, two stables and an acre and a half of land, this property is the perfect home for any potential buyer in need of equestrian facilities or a family looking for a contemporary and semi rural home! With open plan living space, newly built extension and three double bedrooms, this property is the perfect home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Todmorden, Rossendale, Accrington and major motorway links. With ample off road parking, enviable panoramic countryside views and not being overlooked, this property is the perfect home ready to move straight into!

The property comprises briefly; an exceptional open plan living and kitchen space boasts modern wall and base units, high quality integrated appliances and leads through to a dining room and on to an inner hallway. The inner hallway guides you through to three double bedrooms and a modern family bathroom. Externally there is a wrap around garden with Indian stone paving, access on to a fantastic courtyard, as well as fully equipped external outbuilding/office, two stables and an acre and a half of additional land.

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



# Glen View Road, Burnley, BB11 3QS

## £375,000

 3  1  2  E

- Impressive Semi Detached Bungalow
  - Four Piece Bathroom Suite
  - Ample Off Road Parking
  - EPC Rating E
- Stables and 1.5 Acres of Land
  - Open Plan Living
  - Tenure Freehold
- Three Bedrooms
  - Open Aspect Views
  - Council Tax Band A

### Open Plan Kitchen/Living Area

22'0 x 18'2 (6.71m x 5.54m)  
Hardwood double glazed window, two UPVC double glazed windows, Velux window, central heating radiator, range of wall and base units with granite effect work surfaces, inset composite sink with high spout mixer tap, integrated high rise oven, combi microwave and warming drawer, four ring induction hob, integrated fridge freezer, plumbing for washing machine, television point, wood effect laminate flooring, single glazed double doors to dining room and open to hall.

### Dining Room

14'2 x 9'6 (4.32m x 2.90m )  
Two UPVC double glazed windows, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Hall

10'8 x 5'2 (3.25m x 1.57m)  
Loft access, wood effect laminate flooring, doors leading to three bedrooms and bathroom.

### Bedroom One

14'9 x 12'10 (4.50m x 3.91m)  
Hardwood double glazed window, central heating radiator, television point and fitted wardrobes.

### Bedroom Two

11'8 x 8'10 (3.56m x 2.69m)  
Hardwood double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

9'6 x 8'3 (2.90m x 2.51m)  
Hardwood double glazed window and central heating radiator.

### Bathroom

9'10 x 8'5 (3.00m x 2.57m)  
Velux window, central heating radiator, double direct feed shower enclosed with rinse head, panel bath with mixer tap, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and tiled flooring.

### External

Wraparound garden with Indian stone paving, stone chip courtyard, access to external office, two stables and an acre and a half of land.



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