



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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

Alnwick Close, Burnley, BB12 0TW

Offers In The Region Of £370,000

AN OUTSTANDING FAMILY HOME - NO ONWARDS CHAIN

Offering an abundance of high quality indoor and outdoor space, immaculate presentation and modern fixtures and fittings, this exceptional, extended five bedroom detached property is being proudly welcomed to the market in the desirable location of Burnley on a popular estate. With enviable detached double garage, impressive open plan kitchen dining space, two bathrooms and neutral decoration, this idyllic property is the perfect family home ready to move straight into with no chain delay! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, Clitheroe and major motorway links. With ample off road parking, fully equipped summer house, breath-taking views over Burnley and having been presented and maintained to the highest standard by the current owner, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary fitted kitchen, WC and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads openly on to an impressive dining room. The dining room guides you through to a reception room and office. The office then provides access on to an integral double garage. The first floor comprises of doors on to five generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with Indian stone paving, decking, fish pond, raised bedding areas, power, lighting and access on to a fully equipped summer house. To the front there is a laid to lawn garden with paving, off road parking and access on to the garage.

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

Alnwick Close, Burnley, BB12 0TW

Offers In The Region Of £370,000

 5  2  2  C

- Impressive Detached Property
 - Open Plan Living
 - Off Road Parking and Garage
 - EPC Rating C
- Five Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

13'10 x 10'0 (4.22m x 3.05m)
Composite double glazed frosted front door, central heating radiator, coving, spotlights, understairs storage, tiled flooring, door leading to WC, open to kitchen/dining room and stairs to first floor.

WC

5'9 x 2'9 (1.75m x 0.84m)
UPVC double glazed frosted window, central heating radiator, spotlights, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and tiled flooring.

Kitchen

14'0 x 9'10 (4.27m x 3.00m)
UPVC double glazed window, range of high gloss wall and base units with granite effect work surfaces, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, four door Belling range cooker with seven ring gas hob and integrated extractor hood, integrated dishwasher, integrated fridge freezer, spotlights, under unit lighting and open to dining room.

Dining Room

20'4 x 13'2 (6.20m x 4.01m)
UPVC double glazed window, two central heating radiators, coving, smoke detector, spotlights, pelmet lighting, range of high gloss wall and base units with granite effect work surfaces, integrated microwave, solid wood flooring, single glazed door to office and single glazed double doors to reception room.

Reception Room

20'3 x 11'3 (6.17m x 3.43m)
Three UPVC double glazed windows, two central heating radiators, coving, spotlights, two feature wall lights, television point, solid wood flooring and UPVC double glazed French doors to rear.

Office

9'8 x 8'8 (2.95m x 2.64m)
UPVC double glazed window, central heating radiator, integrated wood panel storage, integrated desk, coving, spotlights, solid wood flooring and door to garage.

Garage

16'11 x 16'11 (5.16m x 5.16m)
UPVC double glazed frosted window, power, lighting, Baxi boiler and UPVC double glazed frosted door to rear.

First Floor

Landing

13'3 x 9'5 (4.04m x 2.87m)
Central heating radiator, coving, smoke detector, loft access, spotlights, doors leading to three bedrooms and bathroom.

Bedroom One

16'9 x 16'8 (5.11m x 5.08m)
Two UPVC double glazed windows, two central heating radiators, coving, spotlights, fitted wardrobes, television point and door to en suite.

En Suite

10'6 x 4'7 (3.20m x 1.40m)
UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, coving, extractor fan and tiled flooring with underfloor heating.

Bedroom Two

13'10 x 8'11 (4.22m x 2.72m)
UPVC double glazed window, central heating radiator, coving, spotlights, television point and fitted wardrobe.

Bedroom Three

10'3 x 9'10 (3.12m x 3.00m)
UPVC double glazed window, central heating radiator, coving, spotlights, fitted wardrobe and television point.

Bedroom Four

9'9 x 6'8 (2.97m x 2.03m)
UPVC double glazed window, central heating radiator, coving, spotlights and television point.

Bedroom Five

10'5 x 7'1 (3.18m x 2.16m)
UPVC double glazed window, central heating radiator, coving, spotlights and fitted wardrobe.

Bathroom

6'11 x 6'1 (2.11m x 1.85m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, coving and tiled flooring with underfloor heating.

External

Rear

Enclosed garden with decking, paving, pond and summerhouse.

Summerhouse

23'5 x 10'9 (7.14m x 3.28m)
Power and lighting.

Front

Laid to lawn garden with paving, off road parking and access to garage.



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