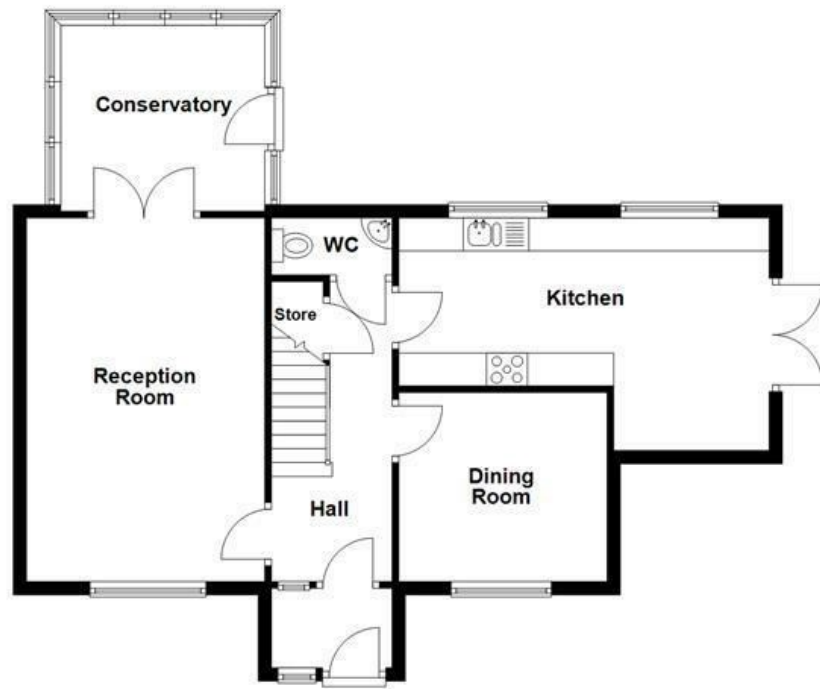
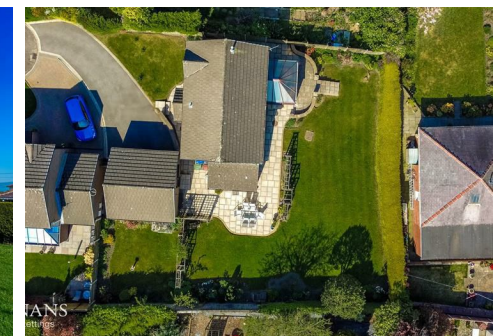
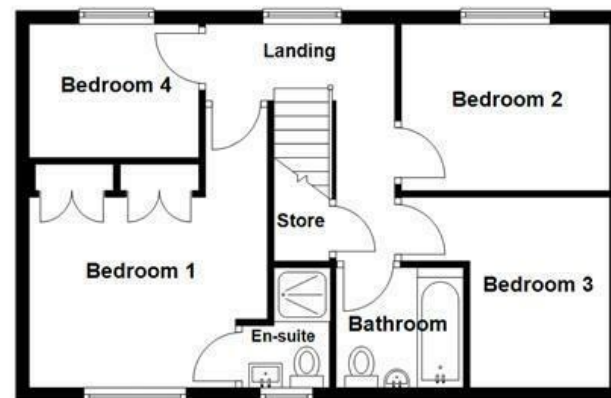


Ground Floor



First Floor



Vandyck Avenue, Burnley, BB11 5HQ

£365,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Situated on an impressive plot and offering an abundance of indoor and outdoor space, neutral decorations and having been presented and maintained to the highest standard throughout, this enviable four bedroom detached property is being proudly welcomed to the market in the most desirable area of Burnley. With a double garage, three living areas and two bathrooms, this property has everything needed for any growing family to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rossendale and Pendle. With neutral decorations this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance porch leads on to a hallway. The hallway guides you through to a reception room, dining room, contemporary fitted kitchen, WC and houses a staircase to the first floor. The reception room leads on to a conservatory. The first floor comprises of doors on to four bedrooms and a bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enviable wraparound garden to the rear with laid to lawn, paving, bedding, mature shrubs, greenhouse and access to the double garage. To the front there is a laid to lawn garden with paving, bedding, off road parking and access to the garage.

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

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.

Vandyck Avenue, Burnley, BB11 5HQ

£365,000



- Impressive Detached Property
 - Immaculate Presentation Throughout
 - Off Road Parking and Double Garage
 - EPC Rating TBC
- Four Bedrooms
 - Abundance of Living Space
 - Tenure Leasehold
- Two Bathrooms
 - Wraparound Landscaped Gardens
 - Council Tax Band D

Ground Floor

Entrance Porch

6'0 x 4'0 (1.83m x 1.22m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, wood effect Kamdean flooring and hardwood single glazed frosted door to hall.

Hall

15'2 x 6'0 (4.62m x 1.83m)

Central heating radiator, understairs storage, wood effect Kamdean flooring, doors to WC, reception room, dining room, kitchen and stairs to first floor.

WC

6'0 x 2'10 (1.83m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled elevations, Optia boiler and wood effect Kamdean flooring.

Reception Room

18'2 x 11'11 (5.54m x 3.63m)

UPVC double glazed window, central heating radiator, two ceiling roses, gas fire with limestone hearth and surround, television point and UPVC double glazed French doors to conservatory.

Conservatory

10'2 x 9'3 (3.10m x 2.82m)

UPVC double glazed windows, central heating radiator, feature wall lights, polycarbonate roof, tiled flooring and UPVC double glazed door to rear.

Dining Room

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window, central heating radiator and ceiling rose.

Kitchen

18'6 x 11'7 (5.64m x 3.53m)

Two UPVC double glazed windows, central heating radiator, range of wood effect panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, three door Rangemaster with five ring gas hob and integrated extractor hood, integrated frigde, integrated freezer, integrated dishwasher, plumbing for washing machine, spotlights, wood effect Kamdean flooring and UPVC double glazed French doors to rear.

First Floor

Landing

11'5 x 9'5 (3.48m x 2.87m)

UPVC double glazed window, central heating radiator, loft access, over stairs storage, doors leading to four bedrooms and bathroom.

Bedroom One

13'9 x 12'0 (4.19m x 3.66m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'10 x 4'4 (2.08m x 1.32m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, direct feed shower enclosed, vanity top wash basin with mixer tap, tiled elevations, spotlights and granite effect lino flooring.

Bedroom Two

10'4 x8'4 (3.15m x2.54m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 9'6 (3.15m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'11 x 6'9 (2.72m x 2.06m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and wood effect laminate flooring.

External

Rear

Wraparound garden with laid to lawn, paving, bedding, mature shrubs, greenhouse and access to double garage.

Front

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



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