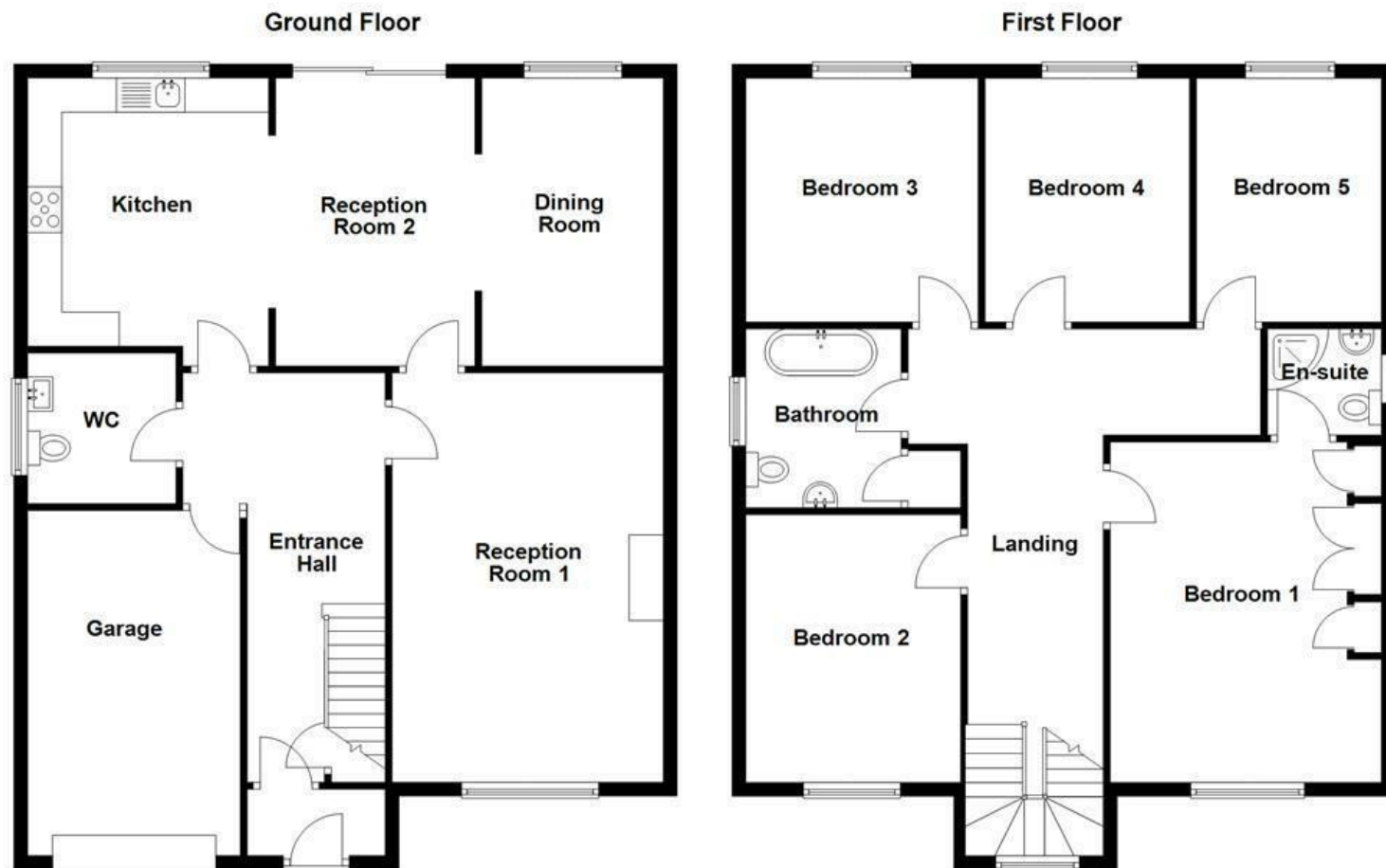




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

All Saints Close, Burnley, BB12 6LA

£420,000

AN EXCEPTIONAL FAMILY HOME

Nestled within a private cul de sac within the picturesque outskirts of Burnley, this exceptional five-bedroom detached family home is being proudly welcomed to the market, exuding character and charm throughout. The property has been thoughtfully designed with stylish interiors and modern fixtures, making it an ideal choice for families seeking both comfort and elegance. Upon entering, you will be greeted by a spacious open-plan kitchen and living area, perfect for entertaining and family gatherings. The home boasts five generously sized double bedrooms, ensuring ample space for everyone. With two well-appointed bathrooms, morning routines will be a breeze. The integral garage adds convenience, providing secure parking and additional storage. The property features three distinct living areas, allowing for versatile use of space, whether for relaxation, play, or work. The low-maintenance gardens offer a delightful outdoor retreat without the burden of extensive upkeep, making it perfect for busy families. This home has been presented and updated to the highest standard, reflecting the care and attention of the current owners. It is truly ready for you to move straight in and start making memories.

Conveniently located, the property is close to local schools, bus routes, and essential amenities, as well as providing easy access to major motorway links for those commuting. This luxurious and contemporary family home is a credit to its owners and is not to be missed. Come and experience the perfect blend of modern living and family comfort in this stunning property.

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

All Saints Close, Burnley, BB12 6LA

£420,000

 5  2  3 

- Outstanding Detached Property
- Presented to Highest Standard Throughout
- Ample Off Road Parking
- EPC Rating TBC
- Five Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band F

Ground Floor

Entrance Vestibule

6'7 x 3'3 (2.01m x 0.99m)

Composite double glazed frosted front door, dado rail, tiled flooring and hardwood single glazed frosted leaded door to hall.

Hall

19'7 x 9'8 (5.97m x 2.95m)

Central heating radiator, coving, dado rail, understairs storage, tiled flooring, hardwood doors leading to reception room, kitchen, WC, garage and stairs to first floor.

Reception Room One

19'7 x 13'0 (5.97m x 3.96m)

Hardwood double glazed window, central heating radiator, coving, cast iron gas burning effect fire, television point and wood effect laminate flooring.

Kitchen

13'10 x 11'5 (4.22m x 3.48m)

UPVC double glazed window, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, four door range with seven ring gas hob and extractor hood, space for American-style fridge freezer, integrated dishwasher, plinth heater, wood effect laminate flooring and open to reception room two.

Reception Room Two

13'10 x 9'7 (4.22m x 2.92m)

Feature wall light, wood effect laminate flooring, open to dining room, hardwood door to reception room one and UPVC double glazed sliding door to rear.

Dining Room

13'10 x 8'8 (4.22m x 2.64m)

UPVC double glazed window, central heating radiator, two feature wall lights and wood effect laminate flooring.

WC

7'3 x 7'1 (2.21m x 2.16m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

Garage

16'7 x 10'2 (5.05m x 3.10m)

Power, lighting, plumbing for washing machine, space for dryer, Baxi boiler and up and over garage door.

First Floor

Landing

26'4 x 10'2 (8.03m x 3.10m)

UPVC double glazed window, central heating radiator, coving, dado rail, loft access, hardwood doors leading to five bedrooms and family bathroom.

Bedroom One

16'5 x 13'1 (5.00m x 3.99m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring and hardwood door to en suite.

En Suite

5'6 x 5'1 (1.68m x 1.55m)

Hardwood single glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations and tiled flooring.

Bedroom Two

13'7 x 10'3 (4.14m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'5 x 10'10 (3.48m x 3.30m)

Hardwood double glazed window and central heating radiator.

Bedroom Four

11'5 x 9'9 (3.48m x 2.97m)

Hardwood double glazed window and central heating radiator.

Bedroom Five

11'5 x 8'9 (3.48m x 2.67m)

Hardwood double glazed window and central heating radiator.

Bathroom

8'7 x 8'1 (2.62m x 2.46m)

Hardwood double glazed frosted window, central heated towel rail, low basin WC, rolltop ball and clawfoot bath with mixer tap and rinse head, pedestal wash basin with traditional taps, integrated linen cupboard, tiled elevations, extractor fan and tiled flooring.

External

Rear

Enclosed garden with artificial lawn and paving.

Front

Paving and driveway.



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