



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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Moor Lane, Burnley, BB12 8LZ

£125,000

ENVIABLE TERRACED PROPERTY NOT TO BE MISSED

Situated on Moor Lane in the town of Padiham, Burnley, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room, featuring a cosy log burner and a stylish media wall, creating an inviting atmosphere for relaxation and entertainment. The open access leads seamlessly into a contemporary fitted kitchen and dining area, ideal for family meals and gatherings.

This property boasts three well-proportioned bedrooms, providing ample space for family or guests. Additionally, there is a versatile loft room that can serve as a study, playroom, or extra storage, catering to your individual needs. The three-piece bathroom suite is thoughtfully designed, ensuring convenience and comfort.

For added practicality, the house includes a utility room, perfect for laundry and additional storage, as well as a cellar that offers further potential for use. Outside, a small rear yard provides a quaint outdoor space, ideal for enjoying a morning coffee or tending to potted plants.

This home is not only well-appointed but also conveniently located, making it an excellent choice for those seeking a blend of modern amenities and traditional charm in Padiham. Whether you are a first-time buyer or looking for a family home, this property is sure to impress.

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 3  1  1  D

- Tenure Leasehold
 - On Street Parking
 - Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Ideal Family Home
- EPC Rating D
 - Contemporary Fitted Kitchen/Dining Area
 - Close Proximity To local Amenities

Ground Floor

Entrance

Composite door to hall.

Hall

9'10 x 3'4 (3.00m x 1.02m)

Wood effect laminate flooring, central heating radiator and door to kitchen.

Kitchen

12'8 x 13' (3.86m x 3.96m)

UPVC double glazed window, central heating radiator, smoke alarm, range of wall and base units, work surface, central island with four ring induction hob, overhead pendant lighting, integrated sink with mixer tap, integrated bin storage, integrated microwave and oven in a high rise unit, integrated fridge freezer and dishwasher, stairs to first floor, doors to cellar and utility, open access to reception room and wood effect laminate flooring.

Utility

7'1 x 6'8 (2.16m x 2.03m)

UPVC double glazed window, central heating radiator, plumbed for washing machine, dryer, wood effect laminate flooring and UPVC double glazed door to rear.

Cellar

12'2 x 9'3 (3.71m x 2.82m)

Reception Room

14'12 x 11'11 (4.27m x 3.63m)

UPVC double glazed window, media wall, log burner with wood mantle and wood effect flooring.

First Floor

Landing

17'11 x 2'8 (5.46m x 0.81m)

Smoke alarm, doors to three bedrooms, bathroom and ladders to loft room.

Bedroom One

11'4 x 9'2 (3.45m x 2.79m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'5 x 8'8 (2.87m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'11 x 7'8 (3.33m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

9'5 x 8'8 (2.87m x 2.64m)

UPVC double glazed window, central heating radiator, panel bath with mixer tap, overhead direct feed shower, dual flush V/C, pedestal wash basin, part tiled elevation, wood clad to ceiling, spotlights and lino flooring.

Loft Room

17'4 x 6'3 (5.28m x 1.91m)

Velux window.

External

Rear

Enclosed paved yard with shed.



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