



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Sunningdale Gardens, Burnley, BB10 2RW

### £120,000

#### SPACIOUS FOUR BEDROOM PROPERTY IN BURNLEY

Situated on Sunningdale Gardens of Burnley, this delightful house offers a perfect blend of comfort and style. The heart of the home is a beautiful kitchen that doubles as a dining room, providing a warm and inviting space for family meals and entertaining guests. This area overlooks a spacious rear garden, which is fully enclosed and laid to lawn, making it an ideal spot for summer gatherings and outdoor play.

The property boasts a generous reception room, enhanced by elegant glass doors that seamlessly connect the indoor space to the garden, allowing for an abundance of natural light and a lovely view of the outdoors. With two spacious double bedrooms, along with two additional bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office.

Convenience is key, with a downstairs WC for guests and a well-appointed shower room located upstairs, ensuring that the needs of the household are met with ease. This property is not just a house; it is a welcoming home that promises comfort and joy for its future residents. Whether you are looking to enjoy quiet evenings in the garden or host lively gatherings, this residence is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

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# Sunningdale Gardens, Burnley, BB10 2RW

## £120,000

 4  1  1  B

- Tenure Freehold
  - On Street Parking
  - Envious Low Maintenance Outdoor Space
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Spacious Kitchen/Dining area
  - Generously Sized Bedrooms
- EPC Rating B
  - Ideal Family Home
  - Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

12' x 5'4 (3.66m x 1.63m)

Central heating radiator, access to boiler, wood effect flooring, doors to WC, reception room, kitchen/dining area storage and stairs to first floor.

#### WC

4'9 x 2'2 (1.45m x 0.66m)

UPVC double glazed frosted window, pedestal wash basin, low flush WC, tiled elevation and tiled effect flooring.

#### Kitchen/Dining Area

17'8 x 12' (5.38m x 3.66m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, space for washing machine, dryer and fridge and freezer, partial tiled effect floor and partial wood effect flooring, door to rear, part tiled elevations and extractor fan.

#### Reception Room

14'8 x 11'1 (4.47m x 3.38m)

Central heating radiator, wood effect flooring, electric fire with decorative surround and French doors to rear.

### First Floor

#### Landing

16'4 x 5'4 (4.98m x 1.63m)

UPVC double glazed window, doors to four bedrooms and two storage cupboards.

#### Bedroom One

11' 8 x 11'7 (3.35m 2.44m x 3.53m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'4 x 8'2 (3.15m x 2.49m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

11'8 x 5'4 (3.56m x 1.63m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

11'8 x 5'6 (3.56m x 1.68m)

UPVC double glazed window and central heating radiator.

#### Shower Room

6'9 x 5'8 (2.06m x 1.73m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC, enclosed direct feed shower with rinse head and tiled effect flooring.

### External

#### Rear

Enclosed laid to lawn garden, bark chippings, paved patio and gate to shared access road.

#### Front

Paved path to front entrance door.



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