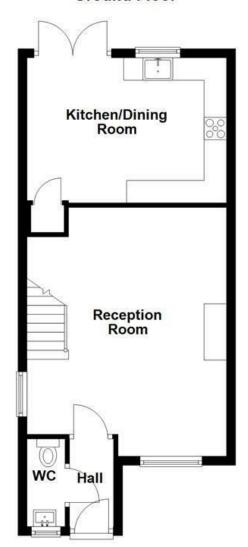
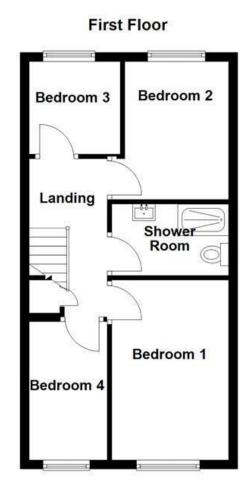
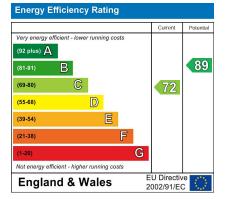
# KEENANS Sales & Lettings

#### **Ground Floor**







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## Loxley Gardens, Burnley, BB12 6PW Offers Over £239,950

SPACIOUS FOUR BEDROOM FAMILY HOME

Located in the desirable area of Loxley Gardens, Burnley, this charming four-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

The modern kitchen diner is a highlight of the home, offering a stylish and functional space for cooking and dining. Recently renovated, the stunning shower room adds a touch of luxury and convenience, ensuring that your daily routines are both comfortable and enjoyable.

Outside, the property features a laid-to-lawn rear garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. The driveway, complete with an electric charging point, offers practical parking solutions and caters to the needs of modern living.

Situated in a great location, this home is conveniently close to local amenities, making daily errands and leisure activities easily accessible. With its blend of modern features and a welcoming atmosphere, this semi-detached property is a wonderful place to call home. Don't miss the chance to view this delightful residence in Burnley.

### Loxley Gardens, Burnley, BB12 6PW Offers Over £239,950













- Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: C

#### **Ground Floor**

#### Hall

7'2 x 3'3 (2.18m x 0.99m)

Composite double glazed frosted entrance door, UPVC double glazed window, central heating radiator, tiled floor and doors to

#### WC

6'5 x 2'9 (1.96m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with traditional taps and tiled floor.

#### **Reception Room**

18'2 x 14'7 (5.54m x 4.45m)

Two UPVC double glazed windows with fitted shutters, two central heating radiators, smoke alarm inset electric fire, part wood panel elevation, TV point, polished plaster, tiled floor, stairs to first floor and door to kitchen/dining room.

#### **Kitchen/Dining Room**

14'5 x 10'7 (4.39m x 3.23m)

UPVC double glazed windows, upright central heating radiator, spotlights, wall and base units, marble effect worktops, marble effect splash backs, ceramic Belfast sink with draining ridges and high spout spring mixer tap, integrated oven and microwave in high rise unit, five burner gas hob, extractor hood, plumbing for washing machine, space for American style fridge freezer, under stairs storage, tiled floor and UPVC double glazed French doors to rear.

#### **First Floor**

#### Landing

11'5 x 5'9 (3.48m x 1.75m)

UPVC double glazed window with fitted shutter, storage and doors to four bedrooms and shower room.

#### **Bedroom One**

13'2 x 8'6 (4.01m x 2.59m)

UPVC double glazed window, central heating radiator and wood effect

#### **Bedroom Two**

10'1 x 8'5 (3.07m x 2.57m)
UPVC double glazed window, central heating radiator and wood effect

#### **Bedroom Three**

7'2 x 6'8 (2.18m x 2.03m)

UPVC double glazed window, central heating radiator and wood effect

#### **Bedroom Four**

10'1 x 5'10 (3.07m x 1.78m)

UPVC double glazed window, central heating radiator and wood effect flooring.

- Four Bedrooms
- Neutral Decoration Throughout
- Tenure: Leasehold

- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: C

#### **Shower Room**

7'9 x 5'3 (2.36m x 1.60m)

Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in double enclosure, extractor fan, tiled elevation and tiled floor.

#### **External**

#### **Front**

Stone chips, block paved drive and EV charge point.

#### Rear

Laid to lawn garden and paving.















