



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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.

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
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 4  1  1  C

- Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating: C
- Four Bedrooms
 - Neutral Decoration Throughout
 - Tenure: Leasehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band: 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 reception room and WC.

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 laminate flooring.

Bedroom Two

10'1 x 8'5 (3.07m x 2.57m)

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

Bedroom Three

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

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

Bedroom Four

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

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

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.



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