



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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		

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## Bartle Green, Burnley, BB11 5BF

### Offers Over £170,000

A DESIRABLE THREE BEDROOM SEMI DETACHED PROPERTY

Presenting Bartle Green, Burnley, this delightful semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious open-plan living area that serves as the heart of the home. This contemporary layout is perfect for both entertaining guests and enjoying quiet family evenings. The modern kitchen is thoughtfully designed, providing a stylish and functional space for culinary enthusiasts.

The first floor features two inviting bedrooms, complemented by a well-appointed shower room, ensuring convenience for family members or guests. The standout feature of this home is the expansive master bedroom, which boasts a dressing room and an en suite bathroom, offering a private retreat for relaxation.

With a beautiful open plan living kitchen, there is ample space for various activities, whether it be a cosy movie night or a formal gathering. The property is well-situated in a friendly neighbourhood, making it an excellent choice for those looking to settle in a welcoming community.

This semi-detached house in Bartle Green is not just a place to live; it is a home where memories can be made. With its modern amenities and spacious layout, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely property your own.



# Bartle Green, Burnley, BB11 5BF

## Offers Over £170,000

 3  2  1  C

- Tenure Leasehold
  - Off Road Parking
  - Ideal Family Home
  - Close Proximity To Local Amenities
- Council Tax Band B
  - Three Well Proportioned Bedrooms
  - Viewing Essential
- EPC Rating C
  - Open Plan Living And Kitchen Area
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite frosted door to entrance hall.

#### Entrance Hall

6'2 x 5'11 (1.88m x 1.80m)

Smoke alarm, central heating radiator, door to kitchen, stairs to first floor and wood effect laminate flooring.

#### Kitchen

19' x 11'5 (5.79m x 3.48m)

UPVC double glazed partial frosted full length window, central heating radiator, gloss wall and base units, wood effect work top, integrated oven, four ring gas hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, space for dishwasher and fridge freezer, storage, open access to reception room and wood effect laminate flooring.

#### Reception Room

14'9 x 10' (4.50m x 3.05m)

Electric fire with surround, television point, wood effect laminate flooring and UPVC double glazed French doors to rear garden.

### First Floor

#### Landing

12'7 x 6'6 (3.84m x 1.98m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to two bedrooms, shower room and stairs to second floor.

#### Bedroom Two

15'1 x 9'9 (4.60m x 2.97m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Three

11'10 x 8'10 (3.61m x 2.69m)

UPVC double glazed full length window and central heating radiator.

#### Shower Room

7'11 x 5'6 (2.41m x 1.68m)

Central heating towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, walk in direct feed rainfall shower and rinse head, PVC to ceiling, spotlights, tiled elevation and tiled floor.

### Second Floor

#### Bedroom One

17'3 x 14'9 (5.26m x 4.50m)

Two UPVC double glazed windows, smoke alarm, loft access, open to dressing room, door to en suite and UPVC French doors to balcony.

#### Dressing Room

7'6 x 6'6 (2.29m x 1.98m)

UPVC double glazed window and central heating radiator.



Tel: 01282469023

www.keenans-estateagents.co.uk