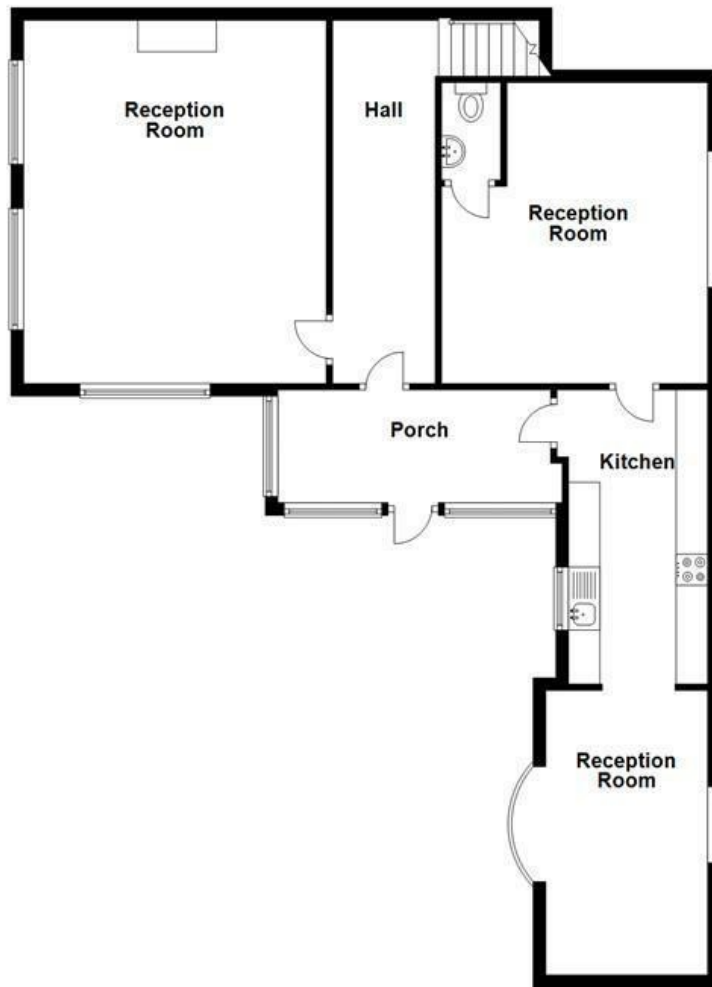


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 66 |
| (39-54) E | 32 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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.

Greenhead Lane, Reedley Hallows, BB12 9DU

£575,000

AN IMPRESSIVE, SEMI-DETACHED CHARACTER HOME IN AN IDYLIC LOCATION

Commanding an enviable semi-rural location with only a handful of neighbouring properties, this three-bedroom, semi-detached family home is being welcomed to the property market. Approached by a private lane you are welcomed by a charming stone built property with manicured front gardens. Despite its semi-rural location there is surprisingly easy access to the nearby towns of Burnley, Clitheroe and Barrowford for all amenities, schools as well as major commuter routes along the M65 towards Colne, Preston and Blackburn. With spacious rooms throughout combined with a superb blend of neutral décor this property would make a wonderful family home!

The property comprises briefly, to the ground floor: entrance through the porch to a welcoming hallway and a door leading to the kitchen. The hallway has stairs leading to the first floor and doors providing access to two reception rooms. The dining room leads to the fitted kitchen which leads on to the breakfast room. To the first floor is a landing with doors providing access to three bedrooms and a three-piece bathroom suite. The master bedroom benefits from an en suite shower room. Externally the property boasts attractive laid to lawn gardens with bedding areas, patios and mature trees overlooking the surrounding countryside.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Greenhead Lane, Reedley Hallows, BB12 9DU

£575,000



- Impressive Semi Detached Property
- Three Spacious Reception Rooms
- Ample Off Road Parking
- EPC Rating: F
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- En Suite To Main Bedroom
- Extensive Front & Rear Gardens
- Council Tax Band F

Ground Floor

Entrance Porch

12' x 5'3 (3.66m x 1.60m)

UPVC entrance door and surrounding windows, central heating radiator, tiled flooring and doors to the hallway and kitchen.

Kitchen

11'3 x 7'7 (3.43m x 2.31m)

A modern kitchen with a range of light wood units with granite effect worktops, UPVC double glazed window, oven in a high rise unit, four ring electric hob, extractor hood, composite sink with drainer and mixer tap, plumbing for washing machine, tiled flooring, door to reception room two and open archway to the dining area.

Dining Area

14'11 x 7'5 (4.55m x 2.26m)

Open to the kitchen with two UPVC double glazed windows, central heating radiator and ample space for dining.

Reception Room Two

15'8 x 13'10 (4.78m x 4.22m)

Currently used as a formal dining room with UPVC double glazed window, central heating radiator, coving, ceiling rose and doors to WC and hallway.

WC

6'7 x 2'9 (2.01m x 0.84m)

Dual flush WC, vanity top wash basin and fuse box.

Reception Room One

18'11 x 15'11 (5.77m x 4.85m)

A spacious room with light flooring in through three UPVC double glazed windows, central heating radiator, electric fire set within an elegant fire surround with hearth and mantelpiece, alcove storage and television point.

Hallway

Stairs to the first floor.

First Floor

Landing

UPVC double glazed window, two central heating radiators, picture rail, loft access and doors to three bedrooms and bathroom.

Bedroom One

15'10 x 10'8 (4.83m x 3.25m)

Primary neutrally decorated bedroom with UPVC double glazed window, central heating radiator, coving, ceiling rose, alcove storage and door to the en suite.

En Suite

7'9 x 7'1 (2.36m x 2.16m)

Central heating radiator, low basin WC, pedestal wash basin, direct feed shower unit, PVC panelled elevations and part tiled elevations.



Tel: 01282469023

www.keenans-estateagents.co.uk