



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			86
(81-91) B			
(69-80) C		69	
(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.

## Eton Close, Padiham, BB12 7DH

### £199,950

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with neutral decoration, spacious rooms and no chain delay, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Padiham on a popular estate. With fantastic views, modern fixtures and fittings and gardens to both the front and the rear, this outstanding property is the perfect family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Clitheroe and Accrington and major motorway links to Preston, Manchester and Blackburn.

The property comprises briefly, an entrance porch leads on to a welcoming entrance hallway which provides access through to a spacious reception room, kitchen and staircase to the first floor. The reception room leads openly on to a second reception room. The kitchen guides you through to an inner hallway which leads you out to the rear and on to a WC/utility room. The first floor comprises of doors on to three generously sized bedrooms and a three-piece bathroom suite. Externally there is an enclosed garden to the rear with paving and stone chip areas and access on to a detached garage. To the front there is a laid to lawn garden with mature shrubbery and off road parking.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

# Eton Close, Padiham, BB12 7DH

£199,950



- Tenure Freehold
- Council Tax Band B
- EPC Rating C
- No Chain Delay
- Off Road Parking
- Three Bedroom Semi Detached Property With Viewing Essential
- Fitted Kitchen And Three Piece Bathroom Suite
- Enclosed Garden To The Rear With Paved Patio
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC double glazed frosted door to porch.

### Porch

5'7 x 2'1 (1.70m x 0.64m)

Coving, meter cupboard, tiled flooring and hard wood single glazed frosted door to hall.

### Hall

10'9 x 5'11 (3.28m x 1.80m)

Central heating radiator, coving, meter cupboard, under stairs storage, wood effect laminate flooring, doors to reception room one, kitchen and stairs to first floor.

### Reception Room One

13'4 x 10'3 (4.06m x 3.12m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect laminate flooring and open to reception room Two

### Reception Room Two

20'5 x 8'10 (6.22m x 2.69m)

UPVC double glazed window, central heating radiator, coving, television point, electric fire with granite effect hearth and surround, wood effect laminate flooring and door to kitchen.

### Kitchen

10'3 x 7'2 (3.12m x 2.18m)

UPVC double glazed window, range of cream gloss wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric Beko oven with four ring Lamona gas hob and extractor hood, integrated storage cupboard, PVC to ceiling, tiled effect vinyl flooring and open to inner hall.

### Inner Hall

5'1 x 2'10 (1.55m x 0.86m)

Tiled effect vinyl flooring, door to utility room/WC and UPVC double glazed frosted door to side.

### Utility Room/WC

5'10 x 5'1 (1.78m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, plumbed for washing machine and dryer, integrated over head storage and tiled flooring.

## First Floor

### Landing

8'4 x 6'7 (2.54m x 2.01m)

UPVC double glazed window, coving, storage cupboard, doors to three bedrooms and bathroom.

### Bedroom One

12'5 x 9'9 (3.78m x 2.97m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobe.

### Bedroom Two

9'9 x 8'10 (2.97m x 2.69m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe with main Eco boiler and wood effect laminate flooring.

### Bedroom Three

9'7 x 6'7 (2.92m x 2.01m)

UPVC double glazed window, central heating radiator, television point, over stairs storage and wood effect laminate flooring.

### Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed frosted window, three piece suite, vanity top wash basin with mixer tap, dual flush WC, PVC panel bath with mixer tap and direct feed shower, tiled elevation, spotlights, PVC to ceiling and tiled effect vinyl flooring.

### External

#### Rear

Enclosed garden with paving, stone chip, bedding areas and access to garage.

#### Front

Laid to lawn garden with mature shrubs and off road parking.



Tel: 01282469023

www.keenans-estateagents.co.uk