



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.



## The Crescent, Worsthorne, BB10 3LX

### £1,350

A TWO-BEDROOMED PROPERTY WITH EXTENSIVE GARDENS SITUATED IN THE HEART OF WORSTHORNE VILLAGE.

Keenan's are proud to bring to the lettings market stands this two bedroomed true bungalow. Situated in the ever-desired Burnley Village of Worsthorne, bursting with character throughout, spacious rooms, extensive gardens and off road parking. This property is perfect for a growing family or couple looking for single storey living. The property is located in a quiet and peaceful neighbourhood, providing a serene and tranquil environment, it really isn't one to be missed.

The property comprises briefly, entrance into the hallway, with doors on to two bedrooms, kitchen and first reception room. The main bedroom has an en suite bathroom and the second bedroom has an en suite shower room. The spacious living room has doors through to the conservatory which leads out to the stunning garden. The kitchen has doors on to the utility with WC and the dining room which then leads back through to the living room. Externally, to the rear of the property is a large laid to lawn garden with patio, greenhouse, timber shed and bedding areas. To the front of the property you will find a detached double garage and driveway with parking for multiple vehicles and a laid to lawn garden.

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

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



# The Crescent, Worsthorne, BB10 3LX

£1,350



- Tenure Freehold
- Spacious Two Bedroom Detached Bungalow
- Ample Garden Space To The Front And Rear
- Easy Access To Major Network Links
- Council Tax Band F
- Ideal Home For Small Family Or Couple
- Viewing Essential
- EPC Rating TBC
- Off Road Parking With Driveway And Detached Double Garage
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

Gate through to the entrance door, hard wood door to hallway.

### Hallway

14'3 x 6'6 (4.34m x 1.98m)

Central heating radiator, coving, dado rail, doors to two bedrooms, reception room and kitchen.

### Bedroom One

17'7 x 11'4 (5.36m x 3.45m)

Hard wood double glazed window, central heating radiator, fitted wardrobes, coving and door to en suite.

### En Suite

10'10 x 5'5 (3.30m x 1.65m)

Hard wood double glazed frosted window, central heating radiator, low level WC, vanity wash basin, panelled jacuzzi bath with mixer tap, spotlights, coving and full tiled elevation and tiled flooring.

### Bedroom Two

13'11 x 11' (4.24m x 3.35m)

Hard wood double glazed window, central heating radiator, coving and door to en suite.

### En Suite

10'11 x 5'1 (3.33m x 1.55m)

Hard wood double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with mixer tap, direct feed shower, spotlights, coving, full tiled elevation and laminate flooring.

### Reception Room

25'3 x 16'2 (7.70m x 4.93m)

Hard wood double glazed window, hard wood sliding door to conservatory, three central heating radiators, coving, dado rail, television point and gas fire with decorative surround.

### Conservatory

13'10 x 11'3 (4.22m x 3.43m)

UPVC double glazed windows, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

### Kitchen

12'6 x 10'10 (3.81m x 3.30m)

Hard wood double glazed window, central heating radiator, range of wood panelled wall and base units, laminate work tops, larder units, high rise oven and microwave, four ring electric hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, dish washer, fridge freezer, plumbed for washing machine, spotlights, part tiled elevation, coving, tiled flooring, door to utility and reception room two.

### Utility

7'4 x 5'2 (2.24m x 1.57m)

Frosted window, central heating radiator, wooden base units, laminate work tops, boiler, plumbed for washing machine, coving, tiled flooring, door to WC and hard wood door to rear.

## WC

5'2 x 3'5 (1.57m x 1.04m)

Frosted window, central heating radiator, low level WC, wall mounted sink, coving and tiled flooring.

## Reception Room Two

12'8 x 10'10 (3.86m x 3.30m)

Hard wood double glazed window, central heating radiator, spotlights, coving, dado rail and door back through to reception room one.

## External

### Rear

Laid to lawn garden, greenhouse and timber shed.

### Front

Laid to lawn with detached double garage and driveway for multiple vehicles.



Tel: 01282507250

www.keenans-estateagents.co.uk