



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			84
(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	

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Burnley Road, Crawshawbooth, BB4 8BW

£1,095

A DECEPTIVELY SPACIOUS THREE BEDROOM PROPERTY IN THE HEART OF CRAWSHAWBOOTH

Conveniently situated in the heart of Crawshawbooth, this deceptively spacious three-bedroom home. Offering bright internal accommodation and two cellar rooms. The property provides easy access to local amenities, close to well regarded schools as well as providing good access to commuter routes to Rawtenstall town centre where there are ample shops and eateries.

The property comprises briefly, to the ground floor: entrance through the vestibule which has a door leading to the hallway. The hallway has doors leading to two reception rooms and to the cellar. The second reception room has an inner hallway. The inner hallway has stairs leading to the first floor and a doorway to the kitchen. The kitchen is fitted with modern wall and base units. To the first floor is a landing with doors leading to three bedrooms and a three piece bathroom suite. To the lower ground floor there are two cellar rooms and a door providing access to the rear garden. Externally, to the rear of the property, there is an enclosed paved garden with a gate to a shared access road. To the front of the property there is an enclosed 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

Burnley Road, Crawshawbooth, BB4 8BW

£1,095



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Three Bedroom Mid Terraced Property
- Ideal Family Home
- EPC Rating C
- Three Piece Bathroom Suite
- Close Proximity To Amenities

Ground Floor

Entrance

Via a UPVC double glazed front door to vestibule.

Hall

11'2 x 3'7 (3.40m x 1.09m)

Central heating radiator, wood effect floor, doors to reception room one, reception room two and cellar.

Reception Room One

11'9 x 11'7 (3.58m x 3.53m)

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

Reception Room Two

15'8 x 12'7 (4.78m x 3.84m)

UPVC double glazed window, central heating radiator, door to inner hall and television point.

Inner Hall

5'9 x 5' (1.75m x 1.52m)

Stairs to first floor, smoke alarm and open to kitchen.

Kitchen

16'9 x 7' (5.11m x 2.13m)

Two UPVC double glazed windows, central heating radiator, cream wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, free standing double oven, four ring electric hob, space for fridge/freezer, plumbed for washing machine, boiler, wood effect floor, part tiled elevation, spotlights, smoke alarm and coving.

First Floor

Landing

9'5 x 7'3 (2.87m x 2.21m)

Central heating radiator, access to attic, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

12'8 x 10' (3.86m x 3.05m)

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

Bedroom Two

11'7 x 8'10 (3.53m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'7 x 6'3 (3.53m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'3 (2.39m x 1.60m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal washbasin with mixer tap, bath, main feed shower, tiled elevation, laminate floor and spotlights.

Lower Ground Floor

Cellar Room One

16' x 14'4 (4.88m x 4.37m)

UPVC double glazed window, ceramic sink and drainer, door to cellar two, plumbed for washing machine and UPVC double glazed door to rear garden.

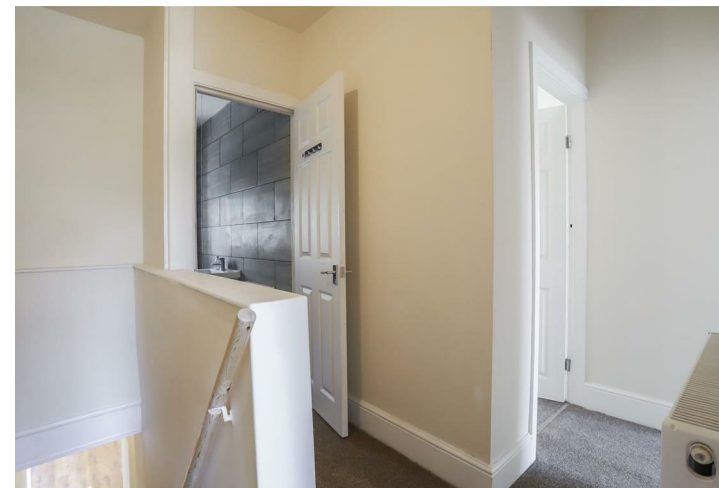
Cellar Two

15' x 11'8 (4.57m x 3.56m)

External

Rear

Enclosed paved garden.



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