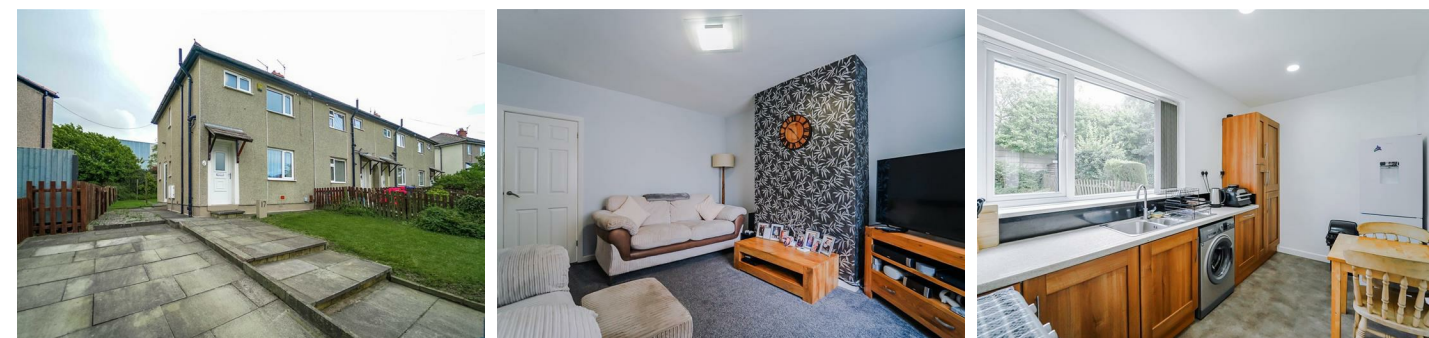


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(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.

Windermere Avenue, Burnley, BB10 2AE

£875

WELL PRESENTED HOME NOT TO BE MISSED

Welcome to Windermere Avenue, Burnley - a charming location for this delightful house that could be your next home! This property boasts a spacious family home with one reception room, three bedrooms, and a well-maintained bathroom.

With 710 sq ft of living space, this house offers ample room for your family to grow and create lasting memories. The interior is beautifully presented, ensuring a warm and inviting atmosphere for you and your loved ones.

Outside, you'll find a large driveway and a spacious plot, perfect for outdoor activities or simply enjoying the fresh air. The convenience of easy access to local amenities means you'll have everything you need right at your doorstep. Additionally, being just a short drive away from motorway links, commuting or exploring the surrounding areas will be a breeze.

Contact our Burnley branch to arrange a viewing and start your journey today!

Windermere Avenue, Burnley, BB10 2AE

£875



- No pets
- Off Road Parking With Ample parking Space
- Ideal Family Home
- Easy Access To Major Commuter Routes
- No smokers
- Three Bedrooms
- Viewing essential
- Council Tax Band A
- Fitted Kitchen And three Piece Bathroom Suite
- Ample Garden Space

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

3'6 x 3'5 (1.07m x 1.04m)

Central heating radiator, stairs to first floor, door to reception room and laminate flooring.

Reception Room

13'5 x 12'3 (4.09m x 3.73m)

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

Kitchen

13'1 x 7'6 (3.99m x 2.29m)

UPVC double glazed window, range of wall and base units, laminate work top, freestanding oven, metal splash back, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, door to further hall and vinyl flooring.

Further Hall

7'11 x 2'5 (2.41m x 0.74m)

UPVC double glazed window, door to WC, UPVC double glazed door to rear and vinyl flooring.

WC

4'5 x 2'3 (1.35m x 0.69m)

UPVC double glazed window, dual flush WC, boiler access and vinyl flooring.

First Floor

Landing

8'2 x 5'8 (2.49m x 1.73m)

UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and bathroom.

Bedroom Three

7'11 x 7'9 (2.41m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'10 x 7'9 (3.30m x 2.36m)

UPVC double glazed window and central heating radiator.

Bedroom One

10'4 x 9'11 (3.15m x 3.02m)

UPVC double glazed window and central heating radiator.

Bathroom

7'1 x 6'6 (2.16m x 1.98m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with mixer tap and rinse head, part tiled elevation, extractor fan and vinyl flooring.

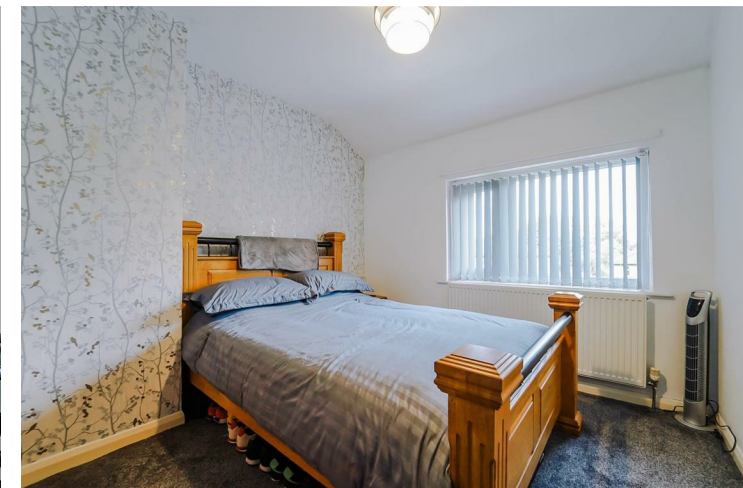
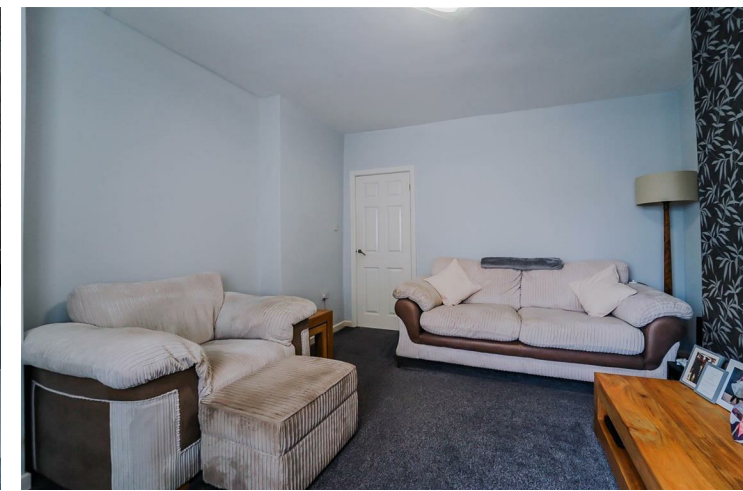
External

Front

Enclosed laid to lawn garden space, gated paved drive and paved path to front entrance door.

Rear

Enclosed laid to lawn garden with mature shrubs and paved path.



Tel: 01282507250

www.keenans-estateagents.co.uk