



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			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Rossendale Avenue, Burnley, BB11 5HF

£1,400

Keenans Estate Agents are delighted to offer this generous five bedroom semi-detached property located on the outskirts of Burnley, situated half way along a cul de sac surrounded by similar properties. Local amenities are within close proximity together with the well known singing ringing tree and Lancashire countryside.

The property briefly comprises: entrance hallway, front lounge open to rear lounge open to the dining room with open access to the kitchen. To the first floor, there are five bedrooms (four doubles and one single) and a four piece family bathroom. Externally there is a lawned front garden with a Tarmac drive leading to a garage which has up and over doors to the front and to the rear. The rear garden is enclosed with stone rendered walls and offers a paved patio area and a lawn. Viewing of this well presented home is highly recommended.

Rossendale Avenue, Burnley, BB11 5HF

£1,400



- Semi-Detached House
- Dining Room
- Front and Rear Gardens
- EPC Rating: D
- Five Bedrooms
- Fitted Kitchen
- Garage and Driveway
- Two Reception Rooms
- Four Piece Bathroom
- Freehold. Council Tax Band C

GROUND FLOOR

ENTRANCE HALL

UPVC door with double glazed frosted panels opens into the entrance hall with stairs leading to the first floor and doors to the front lounge and kitchen, ceiling light point and central heating radiator.

RECEPTION ROOM ONE

12'0" x 11'8" (3.66 x 3.56)

UPVC double glazed bay window to the front elevation with fitted blinds, ceiling spotlights, two central heating radiators and a wall mounted electric flame effect electric heater, laminate flooring and open to reception room two.

RECEPTION ROOM TWO

12'1" x 11'0" (3.68 x 3.35)

Ceiling spotlights, two wall lights, two built-in storage cupboards, central heating radiator, continuation of the laminate flooring and open to the dining room.

DINING ROOM

16'10" x 6'6" (5.13 x 1.98)

Two UPVC double glazed windows to the rear with fitted blinds, UPVC double glazed French doors to the rear, central heating radiator, ceiling spotlights, continuation of the laminate flooring, space for fridge freezer, space and plumbing for washing machine, power and vent for tumble dryer and open to the kitchen.

KITCHEN

9'3" x 6'7" (2.82 x 2.01)

Fitted with a range of wall, base and drawer units with complementary laminate roll edge work surfaces, inset one and a half bowl stainless steel sink, drainer and mixer tap, integrated dishwasher, electric oven and hob with extractor canopy over, continuation of laminate flooring and ceiling spot lights.

FIRST FLOOR

LANDING

Doors to the bedrooms and bathroom.

BEDROOM ONE

12'11" x 11'7" (3.94 x 3.53)

UPVC double glazed bay window to the front elevation with fitted blinds, ceiling light with fan and a central heating radiator.

BEDROOM TWO

12'3" x 11'0" (3.73 x 3.35)

UPVC double glazed window to the rear elevation, ceiling spotlights and a central heating radiator.

BATHROOM

White four piece suite comprising double walk-in shower cubicle with monsoon shower head and additional hand held shower head, bath with co-ordinating side panel and a bath/shower mixer tap, close couple WC with dual flush and a vanity unit with wash basin and touch sensitive illuminated mirror over, co-ordinating storage cupboard to match, chrome towel radiator, ceiling spot lights, part tiled elevations, tiled flooring and a UPVC double glazed frosted window to the rear.

BEDROOM THREE

12'8" x 5'0" (3.86 x 1.52)

UPVC double glazed window to the front elevation with fitted blinds, ceiling spot lights and laminate flooring.

BEDROOM FOUR

8'6" x 7'1" (2.59 x 2.16)

UPVC double glazed window to the rear with fitted blinds, ceiling spotlights, central heating radiator and laminate flooring.

BEDROOM FIVE

8'0" x 5'7" (2.44 x 1.7)

UPVC double glazed window to the front elevation with fitted blinds, central heating radiator and a ceiling light point.

EXTERNAL

FRONT

Laid to lawn area with established planted borders with stone chippings and a stone wall to the boundary and a tarmac driveway leading to the garage

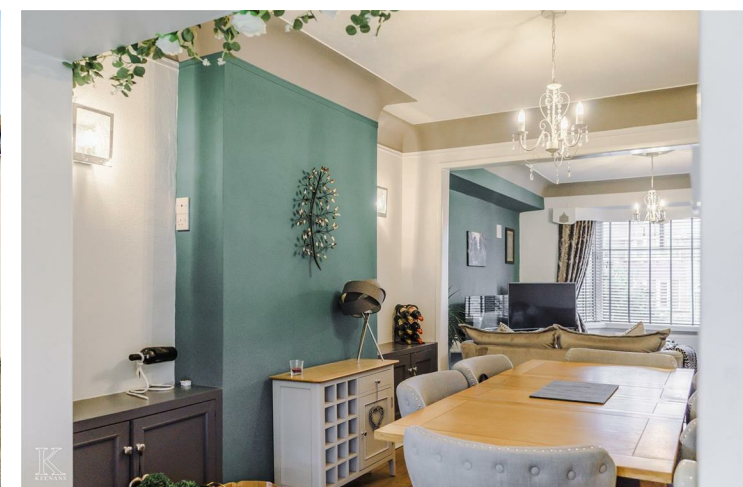
GARAGE

21'11" x 8'6" (6.68 x 2.59)

Up and over doors to the front and rear to allow vehicular access to the rear garden/patio area, power and lighting and water tap.

REAR

Rear patio and laid to lawn area with rendered wall to one side and fence/wall enclosures to the remaining boundaries.



Tel: 01282507250

www.keenans-estateagents.co.uk