



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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.

## Burnley Road, Altham, BB5 5UL

### Offers Over £250,000

AN EXCEPTIONAL TRUE BUNGALOW WITH COUNTRYSIDE VIEWS

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and situated on an impressive plot, this exceptional two bedroom semi detached bungalow is being proudly welcomed to the market in the sought after location of Altham. With ample off road parking, added loft space and stunning wrap around gardens, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Accrington, Clitheroe and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen diner, two double bedrooms and a family bathroom. The kitchen diner guides you on to a utility room and conservatory. The utility room houses a staircase to the first floor which guides you on to a fantastic loft room which could be converted into a fantastic third bedroom. Externally there is a generously sized wraparound garden with laid to lawn, paving, bedding, stone chip areas and a concrete outbuilding. To the front there is a laid to lawn garden with paving, bedding and ample off road parking.

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



# Burnley Road, Altham, BB5 5UL

## Offers Over £250,000



- Immaculate Semi Detached Bungalow
- Spacious Loft Room
- Ample Off Road Parking
- EPC Rating E
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom
- Stunning Wraparound Gardens
- Council Tax Band D

### Ground Floor

#### Entrance Vestibule

4'2 x 3'11 (1.27m x 1.19m )

Hardwood double glazed leaded front door, coving to ceiling and hardwood single glazed frosted door to hall.

#### Hall

13'6 x 12'6 (4.11m x 3.81m )

Two central heating radiators, coving to ceiling, smoke detector, air ventilator, doors leading to reception room, kitchen, two bedrooms and family bathroom.

#### Reception Room

13'11 x 11'11 (4.24m x 3.63m )

UPVC double glazed window, central heating radiator, two feature wall lights, Optimyst electric flame effect fire with marble hearth and surround, dado rail and television point.

#### Kitchen

18'9 x 13'2 (5.72m x 4.01m )

UPVC double glazed window, two central heating radiators, range of wall and base units with granite effect worktops, tiled splashback, stainless steel double sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge, plumbing for washing machine, coving to ceiling, spotlights, breakfast bar, hardwood single glazed leaded door to conservatory, door to utility and UPVC double glazed sliding door to rear.

#### Utility

17'2 x 8'4 (5.23m x 2.54m )

UPVC double glazed frosted window, central heating radiator, range of wall and base units with granite effect worktops, space for fridge freezer, plumbing for washing machine, space for dryer, integrated storage cupboards, understairs storage, stairs to first floor and UPVC double glazed French doors to front.

#### Conservatory

16'4 x 13'8 (4.98m x 4.17m )

UPVC double glazed window, two central heating radiators, polycarbonate roof, ceiling fan, television point and UPVC double glazed sliding door to rear.

#### Bedroom One

13'11 x 9'10 (4.24m x 3.00m)

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

#### Bedroom Two

11'8 x 9'10 (3.56m x 3.00m)

UPVC double glazed window and central heating radiator.

#### Bathroom

8'4 x 7'9 (2.54m x 2.36m)

UPVC double glazed frosted window, central heating radiator, wood panel bath with mixer tap and overhead direct feed shower, low base WC, vanity top wash basin with mixer tap, tiled elevations, coving to ceiling and spotlights.

### First Floor

### Landing

8'7 x 8'0 (2.62m x 2.44m)

Smoke detector, boiler, eave storage and door to loft room.

### Loft Room

26'8 x 14'8 (8.13m x 4.47m)

Two Velux windows, hardwood single glazed window, two central heating radiators and eave storage.

### External

#### Rear

Enclosed, wraparound garden with laid to lawn, paving, bedding, stone chippings and storage shed.

#### Front

Laid to lawn garden with paving, stone chippings, bedding areas and off road parking.



Tel: 01254389384

www.keenans-estateagents.co.uk