



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			80
(69-80) C			
(55-68) D		58	
(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.

## George Lane, Read, BB12 7RD

### £350,000

A CHARMING THREE BEDROOM SEMI DETACHED COTTAGE IN A DESIRABLE LOCATION

Commanding an enviable location on George Lane, at the junction of Whins Lane, this three bedroom, semi detached cottage is the perfect blend of space, comfort and style with beautifully presented living accommodation and an immaculate south facing rear garden. The property is situated on the highly sought-after George Lane in Read, with easy access to countryside walks, popular schooling nearby, and good access to major commuter routes towards Blackburn, Burnley and Manchester.

The property comprises briefly, to the ground floor: entrance through the porch to a well-proportioned kitchen/dining area with a door leading to the inner hall. The inner hall has stairs leading to the first floor and doors to understairs storage and a stunning reception room. The reception room features a cast iron log burning stove and access to a conservatory overlooking the rear garden. To the first floor is a landing with doors leading to three bedrooms, a four-piece family bathroom suite and a storage cupboard. Externally, the property offers a charming, laid to lawn rear garden with bedding areas and paved patios, steps leading to a stone-built shed, with light and power, and a gate providing side access to a parking space. The front of the property has a small yard with gated access to the front door.

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



# George Lane, Read, BB12 7RD

£350,000



- Beautifully Presented Semi Detached Cottage
- Three Bedrooms
- Four Piece Bathroom
- Bursting with Character
- Stylish Decoration Throughout
- Immaculate South Facing Garden to Rear
- Desirable Location
- Tenure Freehold
- Council Tax Band D
- EPC Rating D

## Ground Floor

### Entrance Porch

8'6 x 3'4 (2.59m x 1.02m )

Composite double glazed front door, UPVC double glazed window, tiled flooring, spotlights and door to kitchen.

### Kitchen/Dining Area

16'1 x 10'6 (4.90m x 3.20m )

UPVC double glazed window, two central heating radiators, mix of high gloss wall and base units, quartz worktops, integrated oven with four ring gas hob and extractor hood, stainless steel one and a half bowl inset sink with mixer tap and integrated draining ridges, plumbing for washing machine, space for American-style fridge freezer, enclosed Ideal combi boiler, integrated microwave, spotlights, tiled flooring, meter cupboard and door to inner hall.

### Inner Hall

12'10 x 5'11 (3.91m x 1.80m)

UPVC double glazed window, central heating radiator, smoke detector, Canadian oak flooring, stairs to first floor, door leading to understairs storage with alarm panel and door to reception room.

### Reception Room

12'9 x 12'5 (3.89m x 3.78m )

UPVC double glazed window, central heating radiator, cast iron log burning stove with stone hearth and surround, television point, Canadian oak flooring and door to conservatory.

### Conservatory

9'7 x 8'2 (2.92m x 2.49m)

UPVC double glazed windows, solid roof, tiled flooring with underfloor heating and UPVC double glazed French doors to rear.

## First Floor

### Landing

Loft access, doors leading to three bedrooms, bathroom and storage.

### Bedroom One

15'2 x 9 (4.62m x 2.74m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'7 x 9'1 (3.84m x 2.77m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

11'1 x 7'7 (3.38m x 2.31m )

UPVC double glazed window and central heating radiator.

### Bathroom

11 x 6'5 (3.35m x 1.96m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bat with traditional taps, direct feed shower enclosed, spotlights, part tiled elevations, shaving point and wood effect flooring.

## Exterior

## Rear

Laid to lawn garden with bedding areas, paved patio and stone built shed.

## Side

Off road parking.



Tel: 01200422824

www.keenans-estateagents.co.uk