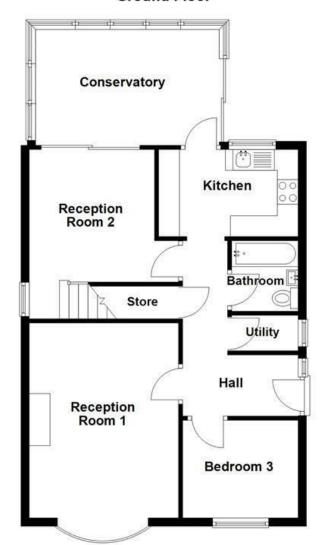
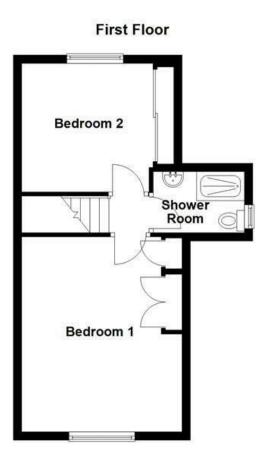
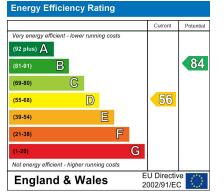
# KEENANS Sales & Lettings

# **Ground Floor**







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# Fountains Avenue, Simonstone, BB12 7PY £299,950

THE PERFECT FAMILY HOME

Nestled in the desirable area of Fountains Avenue, Simonstone, Burnley, this charming detached house offers a perfect blend of comfort and versatility, making it an ideal home for a growing family. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. A delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

On the ground floor, you will find a convenient bedroom and a well-appointed bathroom, catering to various living arrangements. Upstairs, two spacious bedrooms await, both sharing a modern shower room, ensuring that family members have their own private spaces.

The property is further enhanced by charming front and rear gardens, with the rear garden backing onto a tranquil playing field, offering a peaceful retreat for outdoor activities and family gatherings.

Situated in a popular and sought-after location, this home is conveniently close to local schools and provides excellent access to major commuter routes, making it an ideal choice for those who need to travel for work or leisure.

# Fountains Avenue, Simonstone, BB12 7PY £299,950













- Exceptional Detached Property
- Stylish Decoration Throughout

- Off Road Parking and Detached Garage
- EPC Rating D

# **Ground Floor**

# **Entrance Hall**

13'4 x 9'1 (4.06m x 2.77m)

Composite double glazed frosted front door, central heating radiator, dado rail, comice coving, doors leading to two reception rooms, bedroom three, utility, utility cupboard, bathroom, understairs storage

# **Reception Room One**

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed bow window, central heating radiator, coving, electric fire, television point and two feature wall lights.

# Kitchen

11'0 x 7'9 (3.35m x 2.36m)

UPVC double glazed window, range of wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, enclosed boiler, plumbing for dishwasher, integrated fridge freezer, tiled effect flooring and UPVC double glazed door to

# **Reception Room Two**

13'4 x 12'1 (4.06m x 3.68m)

UPVC double glazed frosted window, central heating radiator, sliding door to conservatory and stairs to first floor.

# Conservatory

14'10 x 9'2 (4.52m x 2.79m)

UPVC double glazed windows, sloped polycarbonate roof, storage heater and UPVC double glazed sliding door to rear.

# **Bathroom**

5'7 x 5'5 (1.70m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights and tiled effect flooring.

5'5 x 2'5 (1.65m x 0.74m)

UPVC double glazed frosted window, plumbing for washing machine and space for dryer.

# **Bedroom Three**

9'2 x 7'9 (2.79m x 2.36m)

UPVC double glazed window, central heating radiator and television

# **First Floor**

# Landing

Loft access, smoke detector, doors leading to two bedrooms and

# **Bedroom One**

13'4 x 12'8 (4.06m x 3.86m)

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

- Three Bedrooms
- Sought After Area
- Tenure Freehold

- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

# **Bedroom Two**

10'3 x 9'10 (3.12m x 3.00m)

UPVC double glazed window, central heating radiator and fitted

# **Shower Room**

7'2 x 4'10 (2.18m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, extractor fan, spotlights and wood effect flooring.

# External

# Rear

Enclosed garden with laid to lawn, gravel chippings, bedding areas, paving, external gate and single garage.

Laid to lawn garden with paving and driveway.

















