

Oporto Close, Burnley, BB11 4SF

£200,000

AN IMPRESSIVE THREE BEDROOM SEMI DETACHED HOME

Welcome to this stunning three-bedroom semi-detached house located on Oporto Close in Burnley. This property is a fantastic family home, offering a perfect blend of comfort and modern living. As you enter, you are greeted by a bright hallway that sets the tone for the rest of the home.

The cosy lounge provides a warm and inviting space for relaxation, while the kitchen diner is ideal for family meals and entertaining guests. This area seamlessly leads into a delightful conservatory, which offers additional living space and views of the beautifully landscaped garden. The garden is a true highlight, featuring a well-maintained lawn and patio area, perfect for outdoor gatherings or simply enjoying the fresh air.

Upstairs, you will find three spacious bedrooms, each designed to provide a peaceful retreat. The modern bathroom is equipped with contemporary fixtures, ensuring both style and functionality.

The property also boasts a driveway that accommodates multiple cars, providing convenient off-road parking. This is a significant advantage in a family home, allowing for easy access and added security.

Situated in a desirable area of Burnley, this home is ready for you to move into and start creating lasting memories. With its appealing features and excellent location, this property is not to be missed. We invite you to come and see for yourself the charm and comfort this home has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	79
(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.

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- Three Bedroom Semi Detached Family Home
- Modern Family Bathroom
- Off Road Parking
- Tenure - Freehold
- Spacious Lounge
- Beautifully Landscaped Rear Garden
- EPC Rating - C
- Kitchen Diner And Conservatory
- Move In Ready Throughout
- Council Tax Band - B

Ground Floor

Entrance

Composite frosted door to hall.

Entrance Hall

11 x 3'4 (3.35m x 1.02m)

Central heating radiator, smoke alarm, alarm, door to WC and reception room one, stairs to first floor, wood effect laminate flooring.

WC

6'2 x 2'11 (1.88m x 0.89m)

UPVC frosted window, chrome heated towel rail, low basin WC, wall mounted wash basin with traditional taps, wood effect laminate flooring.

Reception Room One

14'10 x 12'7 (4.52m x 3.84m)

UPVC double glazed window, central heating radiator, electric wall mounted fire, wood effect laminate flooring, double doors to kitchen diner.

Kitchen Diner

15'10 x 10'10 (4.83m x 3.30m)

UPVC double glazed window, central heating radiator, panelled wall and base units with granite effect surfaces, four ring induction hob, extractor hood, double oven, stainless steel sink and drainer with mixer tap, integrated dishwasher, fridge freezer and microwave, spotlights, pendant light, tiled splashbacks, understairs storage, tiled flooring, UPVC French doors to conservatory.

Conservatory

12'3 x 9'2 (3.73m x 2.79m)

Surrounding UPVC double glazed windows, central heating radiator, poly carbonate roof, tiled flooring, UPVC double glazed French doors to rear.

First Floor

Landing

9'5 x 5'10 (2.87m x 1.78m)

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

Bedroom One

12'2 x 9'6 (3.71m x 2.90m)

UPVC double glazed window, central heating radiator.

Bedroom Two

13'1 x 9'7 (3.99m x 2.92m)

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

Bedroom Three

9'8 x 7'4 (2.95m x 2.24m)

UPVC double glazed window, central heating radiator.

Bathroom

6'6 x 6'4 (1.98m x 1.93m)

UPVC frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped bath with mixer tap and direct feed overhead shower, PVC to ceiling, spotlights, extractor fan, part tiled elevations and tiled effect lino flooring.

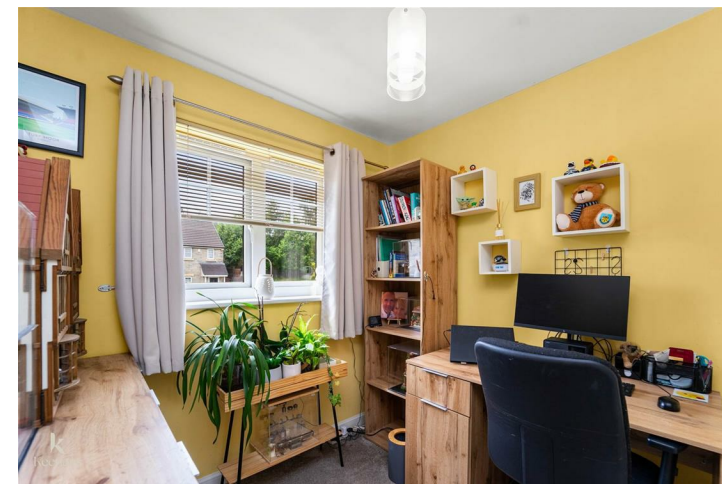
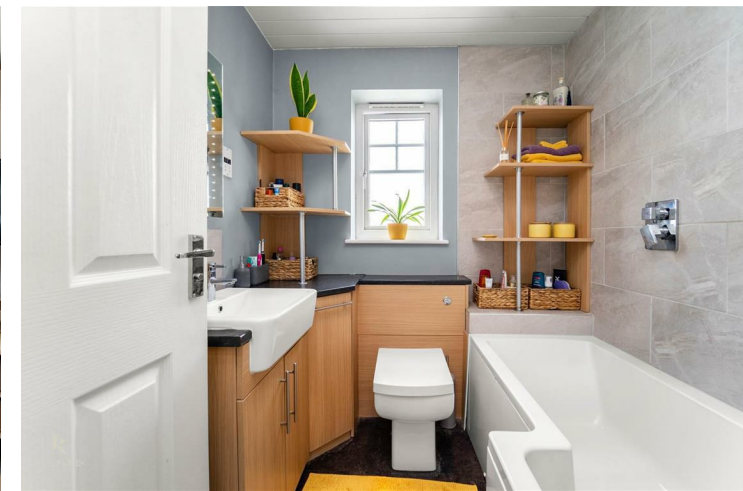
External

Front

Laid to lawn garden with paving and bedding areas.

Rear

Laid to lawn garden with paving and bedding areas.



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