

Clockhouse Court, Burnley, BB10 2SX

Offers Over £225,000

TWO BEDROOM TRUE BUNGALOW BURSTING WITH POTENTIAL

Welcome to Clockhouse Court, Burnley, this delightful two-bedroom true bungalow offers a wonderful opportunity for those seeking a comfortable and spacious home. The generous lounge provides a welcoming space, while the bright conservatory overlooks the beautifully maintained garden, allowing for an abundance of natural light to fill the home.

The fitted kitchen is practical and functional, ready for you to add your personal touch. Both bedrooms are generously sized, providing ample space for rest and relaxation. The shower room is well-appointed, catering to your everyday needs.

One of the standout features of this bungalow is the large laid-to-lawn garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property benefits from off-road parking and a garage, ensuring convenience and security for your vehicles.

This bungalow is sold with no chain delay, making it an ideal choice for those looking to move in swiftly. Whether you are a first-time buyer or seeking a peaceful retreat, this property is ready for you to put your own stamp on it. Don't miss the chance to make this lovely bungalow your new home.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 76 |
| (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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- Detached Bungalow
- Spacious Reception Room & Conservatory
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway

12'5 x 9'2 (3.78m x 2.79m)

Composite front entrance door, central heating radiator, smoke alarm, loft access and doors to reception room, kitchen, two bedrooms, shower room and storage.

Reception Room

24'9 x 10'11 (7.54m x 3.33m)

UPVC double glazed leaded window, two central heating radiators, gas fire, coving and UPVC double glazed sliding doors to the conservatory.

Kitchen

10'6 x 9' (3.20m x 2.74m)

UPVC double glazed leaded window, central heating radiator, range of panelled wall and base units with laminate surfaces, composite sink with drainer and mixer tap, double oven in a high rise unit, four ring gas hob, extractor hood, plumbing for washing machine, wood effect flooring and UPVC double glazed door to the conservatory.

Conservatory

18'8 x 8'11 (5.69m x 2.72m)

Surrounding UPVC double glazed windows, central heating radiator, polycarbonate roof, ceiling fan, tiled flooring and UPVC double glazed door to the rear.

Bedroom One

11'9 x 10' (3.58m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Two

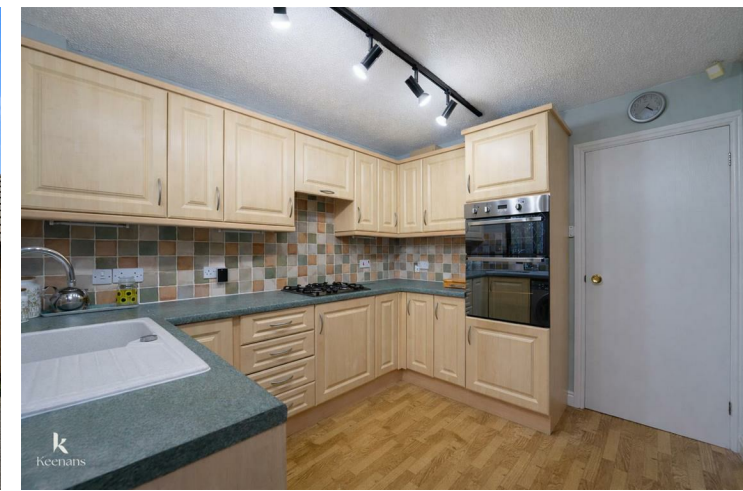
8'10 x 8'8 (2.69m x 2.64m)

UPVC double glazed window and central heating radiator.

Shower Room

7'11 x 5'5 (2.41m x 1.65m)

UPVC double glazed frosted window, central heating radiator, direct feed shower unit, dual flush WC, pedestal wash basin,



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