



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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.

## Olde Back Lane, Burnley, BB11 5BH

### £650,000

AN EXQUISITE STONE BUILT DETACHED FAMILY HOME

Nestled on the serene Olde Back Lane in Burnley, this outstanding stone-built detached family home is a true gem. Set within a private lane, the property is presented to the highest standard throughout, showcasing an abundance of character and charm that is sure to captivate any prospective buyer.

Boasting five spacious bedrooms, this residence is perfect for families seeking comfort and style. The impressive second-floor bedroom is a particular highlight, featuring a generous walk-in wardrobe and an en suite bathroom, providing a private sanctuary for relaxation. The home offers four well-appointed reception rooms, allowing for versatile living spaces that can be tailored to suit your lifestyle. Whether you desire a formal dining area, a cosy lounge, or a playroom for the children, this property accommodates all your needs with grace.

Surrounding the house are stunning wraparound gardens, set on an impressive plot that offers ample space for outdoor activities and entertaining. The beautifully landscaped gardens provide a tranquil retreat, perfect for enjoying the fresh air and natural beauty of the area. Additionally, the property benefits from ample off-road parking, ensuring convenience for you and your guests. This remarkable home is not just a place to live; it is a lifestyle choice that combines elegance, comfort, and a sense of community.

Do not miss the opportunity to make this exquisite family home your own.

# Olde Back Lane, Burnley, BB11 5BH

£650,000



- Exquisite Stone Built Detached Property
- Bursting with Character and Charm
- Gated Off Road Parking
- EPC Rating C
- Five Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Four Bathrooms
- Stunning Wraparound Gardens
- Council Tax Band G

## Ground Floor

### Entrance Porch

7'8 x 6'1 (2.34m x 1.85m)

Hardwood single glazed front door, hardwood double glazed window, central heating radiator, tiled flooring and hardwood single glazed leaded door to hall.

### Hall

21'11 x 7'8 (6.68m x 2.34m)

Central heating radiator, wood panelled elevation, five feature wall lights, solid wood flooring, hardwood single glazed frosted doors leading to dining room, kitchen, lounge, office and stairs to first floor.

### Office

14'7 x 10'7 (4.45m x 3.23m)

Hardwood double glazed window, central heating radiator, exposed beams and cast iron fireplace with stone hearth.

### Lounge

19'7 x 14'7 (5.97m x 4.45m)

Two hardwood double glazed windows, central heating radiator, exposed beams, open coal fire with stone hearth, surround and stone mantel, four feature wall lights, television point, solid wood flooring and UPVC double glazed bi-folding doors to rear.

### Dining Room

14'1 x 13'9 (4.29m x 4.19m)

Hardwood double glazed window, central heating radiator, exposed beams, wood panel elevations, three feature wall lights, exposed stone fireplace, solid wood flooring and hardwood single glazed frosted door to kitchen.

### Kitchen

16'7 x 14'3 (5.05m x 4.34m)

Two hardwood double glazed windows, central heating radiator, range of mixed panel wall and base units with marble work surfaces, inset composite sink with high spout mixer tap, four door range with seven ring gas hob and integrated extractor hood, integrated fridge, integrated freezer, integrated dishwasher, under unit lighting, exposed beams, counter island with breakfast bar, tiled flooring and hardwood single glazed frosted door to inner hall.

### Inner Hall

4'11 x 3'3 (1.50m x 0.99m)

Tiled flooring, hardwood single glazed frosted door to utility/WC and hardwood single glazed leaded door to rear.

### Utility/WC

9'1 x 7'6 (2.77m x 2.29m)

Hardwood double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, integrated storage and shelving, integrated washing machine, space for dryer, spotlights and wood effect lino flooring.

## First Floor

## Landing

19'8 x 15'11 (5.99m x 4.85m)

Hardwood double glazed window, central heating radiator, smoke detector, wood panel elevations, understairs storage, hardwood doors leading to four bedrooms, family bathroom and stairs to second floor.

## Bedroom Two

14'2 x 11'11 (4.32m x 3.63m)

Hardwood double glazed window, central heating radiator and door to en suite.

## En Suite

7'3 x 4'2 (2.21m x 1.27m)

Walk-in direct feed rainfall shower, low basin WC, vanity top wash basin with traditional taps, marble tiled elevations, spotlights, extractor fan and wood effect lino flooring.

## Bedroom Three

14'7 x 13'1 (4.45m x 3.99m)

Hardwood double glazed window, central heating radiator and hardwood door to Jack & Jill en suite.

## Jack & Jill En Suite

10'8 x 7'1 (3.25m x 2.16m)

Hardwood double glazed frosted window, central heating radiator with heated towel rail, electric fee shower enclosed, low basin WC, vanity top wash basin with traditional taps, tiled elevations, two feature wall lights, spotlights, extractor fan, wood effect lino flooring and door to bedroom four.

## Bedroom Four

14'7 x 12'7 (4.45m x 3.84m)

Hardwood double glazed window, central heating radiator, original cast iron fireplace with tiled hearth, two feature wall lights, wood effect lino flooring and door to Jack & Jill en suite.

## Bedroom Five

17'6 x 7'8 (5.33m x 2.34m)

Three hardwood double glazed windows, central heating radiator and fitted wardrobe.

## Bathroom

14'4 x 10'11 (4.37m x 3.33m)

Hardwood double glazed frosted window, central heating radiator, two pedestal wash basins with traditional taps, low basin WC, freestanding rolltop bath and clawfoot bath with mixer tap, electric feed shower enclosed, wood panel elevations, tiled elevations, extractor fan and wood effect lino flooring.

## Second Floor

### Office

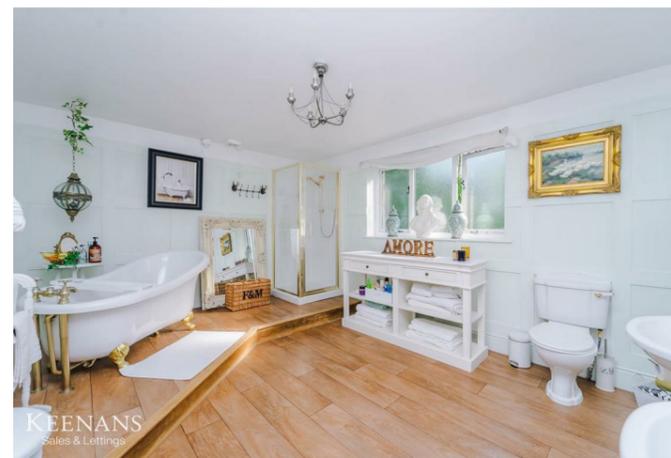
19'5 x 14'2 (5.92m x 4.32m)

Velux window, central heating radiator, smoke detector, oak sliding door to walk-in wardrobe and UPVC double glazed French doors to Juliet balcony.

### Walk-in Wardrobe

9'4 x 7'7 (2.84m x 2.31m)

Spotlights, wood effect lino flooring, open to bedroom one and oak sliding door to en suite.



Tel: 01282469023

www.keenans-estateagents.co.uk