Keenans











Moseley Road, Burnley, BB11 2RF

Offers Over £210,000

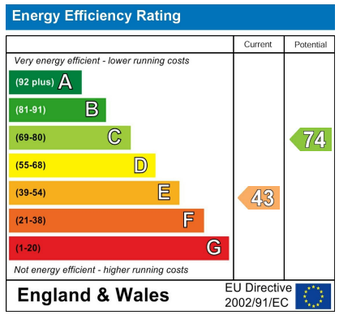
THREE BEDROOM SEMI DETACHED PROPERTY SET ON A GENEROUS PLOT

Located on Moseley Road in the charming town of Burnley, this delightful semi-detached house offers a perfect blend of space, comfort, and potential. With three generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen is a highlight, designed to be both functional and sociable, making it the heart of the home. The property also boasts a convenient downstairs shower room, adding to the practicality of everyday living.

The large rear garden is a true gem, offering a vast outdoor space perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air. The front and side porches add character and provide additional space for storage or a welcoming entrance.

With a family bathroom that serves the three bedrooms, this home is well-equipped for modern living. The large driveway accommodates multiple vehicles, ensuring that parking is never a concern.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Three Spacious Bedrooms
- Enviable Rear Garden Space
- Large Driveway Parking For Numerous Vehicles
- Semi Detached Property Set On A Generous Plot
- Two Cosy Reception Rooms
- Downstairs Shower Room For Convenience
- Council Tax Band C
- Tenure TBC
- Ideal Family Home Bursting With Potential
- EPC Rating E

Ground Floor

Entrance
UPVC double glazed sliding door to inner porch.

Inner Porch
6'7 x 2'5 (2.01m x 0.74m)

Two UPVC double glazed windows, cladding to ceiling and hardwood door to hall.

Hall
16'1 x 5'6 (4.90m x 1.68m)

Hardwood single glazed leaded window, hard wood frosted window, picture rail, doors to two reception rooms, shower room, side porch and stairs to first floor.

Reception Room One
13'9 x 11'6 (4.19m x 3.51m)

UPVC double glazed bay window, central heating radiator, coving, picture rail, gas fire with tiled surround and hearth.

Reception Room Two
13'6 x 11'2 (4.11m x 3.40m)

Smoke alarm, picture rail, gas fire and open access to kitchen.

Kitchen
13'11 x 8'1 (4.24m x 2.46m)

Three UPVC double glazed windows, central heating radiator, PVC to ceiling, Velux window, wall and base units, laminate work top, stainless steel sink and drainer, space for free standing oven, extractor hood, part wood panel elevation, space for under counter fridge and freezer, tiled effect lino flooring and UPVC frosted French doors to rear.

Shower Room
8'11 x 5'9 (2.72m x 1.75m)

UPVC frosted window, central heating radiator, low flush WC, pedestal wash basin, walk in direct feed shower, plumbed for washing machine, tiled effect ceiling, extractor fan, tiled elevation and tiled floor.

Side Porch
16'2 x 3' (4.93m x 0.91m)

Two hardwood single glazed windows, polycarbonate roof, UPVC part frosted doors to front and rear.

First Floor

Landing
8'1 x 6'8 (2.46m x 2.03m)

UPVC double glazed window, smoke alarm, loft hatch, doors to three bedrooms and bathroom.

Bedroom One
13'3 x 11'6 (4.04m x 3.51m)

UPVC double glazed window, central heating radiator, gas fire and fitted wardrobe.

Bedroom Two
11'10 x 10'7 (3.61m x 3.23m)

UPVC double glazed window, central heating radiator, picture rail and fire place.

Bedroom Three
8'11 x 6'10 (2.72m x 2.08m)

UPVC double glazed window, central heating radiator and picture rail.

Bathroom
9'7 x 5'9 (2.92m x 1.75m)

UPVC frosted window, central heating radiator, coving, dual flush WC, vanity top wash basin with mixer tap, panel bath with overhead electric feed shower, part tiled elevation, extractor fan and wood effect lino flooring.

External

Front
Driveway, bedding areas, shrubbery and hedge.

Rear
Enclosed laid to lawn garden, stone paved area, bedding areas, shrubbery, trees, and sheds.





