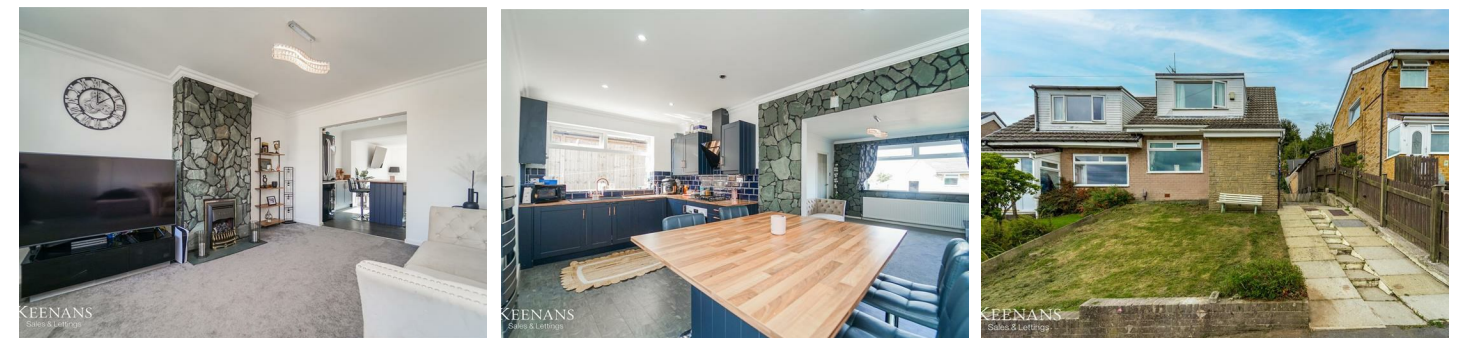





All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

## Edge End Avenue, Brierfield, BB9 OPW

### Offers Over £180,000

A MODERN, SPACIOUS THREE BEDROOM SEMI DETACHED HOME

Keenans are proud to bring to the market this immaculate and spacious three bedroom semi detached property in sought after area of Brierfield. Boasting a generously sized reception room, modern kitchen and extension to the rear, there is plenty of living space for entertaining. Also having a downstairs shower room, three generously sized bedrooms, enviable Pendle Hill Views and garden to the rear, this property would be perfect for a growing family. Situated within close proximity of schools, amenities and major motorway links.

The property comprises briefly; entrance via the vestibule that leads through to a welcoming hallway. The hallway has doors to the shower room and reception room, understairs storage and staircase to the first floor. The reception room has open access to the modern fitted kitchen, which also leads through to the extension which has access to the rear garden. The first floor landing houses doors on to three generously sized bedrooms. Externally, to the rear of the property is an enclosed garden with raised beds and patio area. The front of the property has a laid to lawn garden and flagged steps to the front door.

View early to avoid disappointment! Contact our Burnley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

# Edge End Avenue, Brierfield, BB9 OPW

Offers Over £180,000

 3  1  2  D

- Semi Detached Property
- Open Plan Living
- Added Conservatory
- EPC Rating D

- Three Bedrooms
- Stylish Decoration
- Tenure Freehold

- Modern Fitted Shower Room
- Perfect Family Home
- Council Tax Band C

## Ground Floor

### Entrance Porch

5'7 x 4'11 (1.70m x 1.50m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, tiled flooring and door to hall.

### Hall

8'9 x 5'7 (2.67m x 1.70m )

Central heating radiator, doors leading to reception room, shower room and stairs to first floor.

### Shower Room

5'6 x 5'4 (1.68m x 1.63m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, walk-in electric feed shower, fully tiled elevations and tiled flooring.

### Reception Room One

14'4 x 11'2 (4.37m x 3.40m )

UPVC double glazed window, central heating radiator, cornice coving, television point, gas fire with decorative surround and open access to kitchen.

### Kitchen

17'6 x 8'4 (5.33m x 2.54m )

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, composite sink and drainer with mixer tap, cornice coving, space for fridge freezer, integrated dishwasher, spotlights and open access to reception room two.

### Reception Rom Two

14'2 x 13'11 (4.32m x 4.24m)

Hardwood double glazed windows, two central heating radiators, spotlights and hardwood door to rear.

## First Floor

### Landing

UPVC double glazed window, loft access, doors leading to three bedrooms and storage cupboard.

### Bedroom One

11'8 x 10'6 (3.56m x 3.20m)

UPVC double glazed window, central heating radiator and storage cupboard.

### Bedroom Two

11'9 x 9'5 (3.58m x 2.87m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'5 x 7 (2.26m x 2.13m )

UPVC double glazed window and central heating radiator.

## Exterior

### Rear

Enclosed patio and raised beds.

### Front

Laid to lawn garden and steps to front entrance.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)