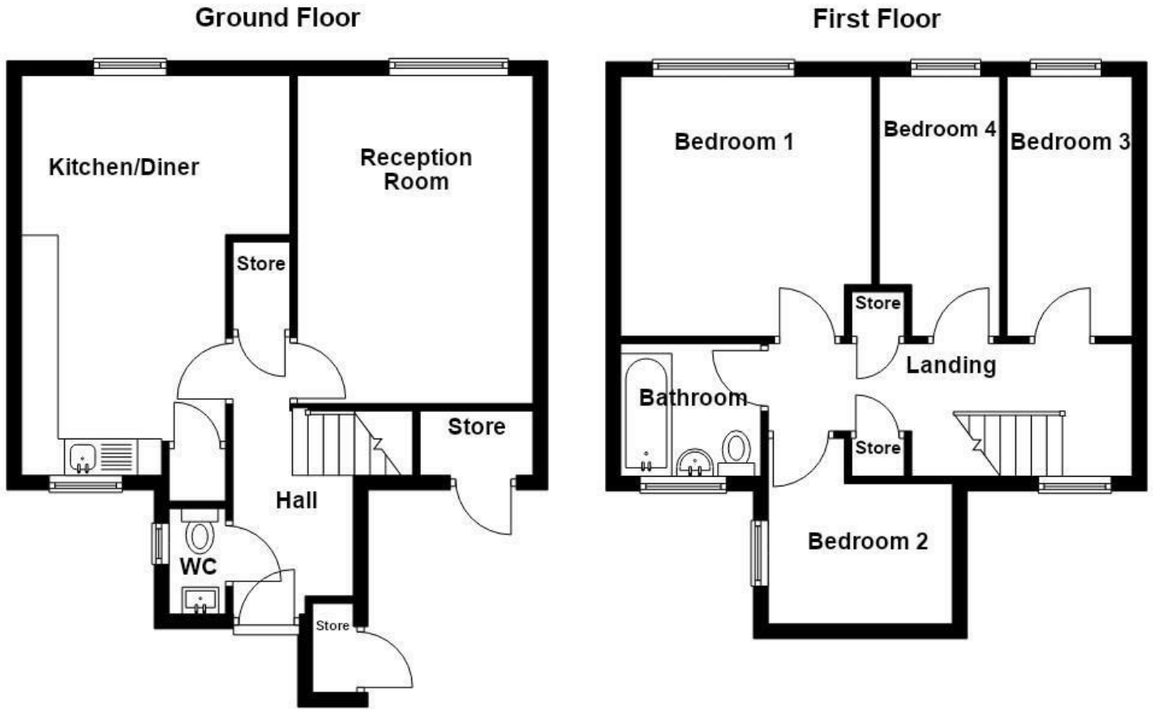
Keenans

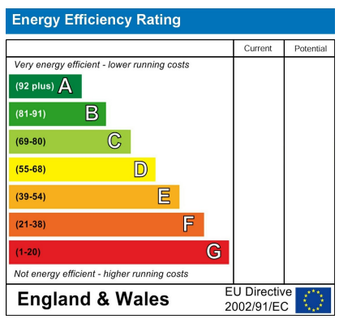












Sunningdale Gardens, Burnley, BB10 2RW

£120,000

A FANTASTIC INVESTMENT OPPORTUNITY

Nestled in the desirable Sunningdale Gardens area of Burnley, this enviable end-terraced house presents an exceptional opportunity for those seeking a spacious family home. With four generously sized bedrooms, this property is ideal for a growing family looking to create lasting memories. The open-plan kitchen diner offers a welcoming space for family gatherings and entertaining guests, while the two reception rooms provide additional versatility for relaxation or play.

One of the standout features of this home is the fantastic garden space to the rear, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This property is a complete blank canvas, allowing potential buyers to infuse their personal style and preferences throughout.

Conveniently located, this home is within easy reach of local schools, bus routes, and essential amenities, making daily life a breeze. Furthermore, excellent transport links to Burnley centre, Burnley General Hospital, Colne, Pendle, and major motorways ensure that commuting and exploring the surrounding areas is both simple and efficient.

In summary, this property is not just a house; it is a perfect family home waiting for you to make it your own. With its spacious rooms, potential for personalisation, and prime location, it is an opportunity not to be missed.

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.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Sunningdale Gardens, Burnley, BB10 2RW

£120,000

4 1 2

- Tenure Freehold
- On Street Parking
- Ideal Investment Opportunity
- Close Proximity To Local Amenities
- Council Tax Band A
- Four Well Proportioned Bedrooms
- Garden Space To Front And Rear Of property
- EPC Rating D
- Bursting With Potential
- Easy Access To Major Network Links

Ground Floor

Hall
12'5 x 5'5 (3.66m'1.52m x 1.52m'1.52m)

WC
4'9 x 2'7 (1.45m x 0.79m)

Reception Room
14'9 x 10'9 (4.50m x 3.28m)

Kitchen Diner
17'10 x 12'1 (5.44m x 3.68m)

First Floor

Landing
16'5 x 5'9 (5.00m x 1.75m)

Bedroom One
11'9 x 11'3 (3.58m x 3.43m)

Bedroom Two
10'5 x 8'2 (3.18m x 2.49m)

Bedroom Three
11'10 x 5'9 (3.61m x 1.75m)

Bedroom Four
11'10 x 5'9 (3.61m x 1.75m)

Bathroom
6'8 x 5'9 (2.03m x 1.75m)

External

Rear
Paved garden with mature shrubs and bedding.

Front
Courtyard with two outbuildings.










Tel: 01282469023

www.keenans-estateagents.co.uk