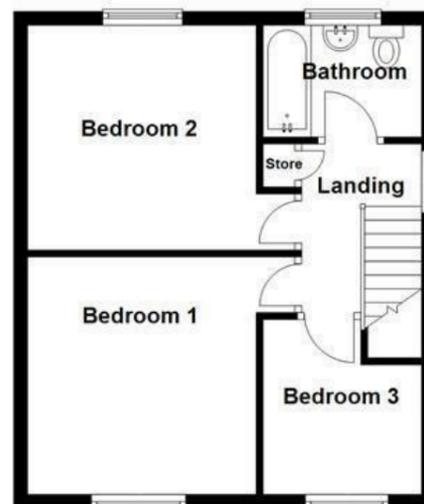


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

Lowerhouse Lane, Burnley, BB12 6NB

£350,000

AN OUTSTANDING SEMI DETACHED PROPERTY SITUATED ON AN IMPRESSIVE PLOT

Nestled on Lowerhouse Lane in Burnley, this outstanding semi-detached house offers a unique opportunity for those seeking a family home with breath-taking views. Overlooking the serene Lowerhouse Lodge fishing lake, woodlands, and a gentle river, the property presents an impressive backdrop that is sure to captivate.

The residence boasts two spacious reception rooms, three well-proportioned bedrooms, and two modern bathrooms, all updated to the highest standard. The interior is immaculately presented, featuring stylish fixtures and fittings that enhance the overall appeal. A notable addition is the converted garage, which provides a fourth bedroom, making this home ideal for growing families.

The property is set on an enviable plot, complete with a generous garden space that is perfect for outdoor activities and relaxation. The rear garden is a true highlight, featuring a variety of storage sheds, a charming chicken coop, and a delightful Koi pond. A picturesque bridge spans the river, offering a tranquil spot to enjoy the stunning views of the fishing lake. Additionally, the double driveway ensures ample off-road parking for residents and guests alike.

Lowerhouse Lane, Burnley, BB12 6NB

£350,000



- An Exquisite Semi Detached Property
- Fully Updated Throughout
- Off Road Parking For Multiple Vehicles
- Tenure Freehold

- Four Bedrooms
- Located On An Impressive Plot With Breath-Taking Gardens
- Council Tax Band C

- Sought After Location With Panoramic Fishing Lake Views
- The Perfect Family Home
- EPC Rating D

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

14'2 x 6'5 (4.32m x 1.96m)

UPVC double glazed window, two central heating radiators, cornice coving, smoke alarm, wood effect laminate flooring, hardwood single glazed doors to the reception room, kitchen diner and staircase the first floor.

Reception Room

13'8 x 12'1 (4.17m x 3.68m)

UPVC double glazed window, central heating radiator, cornice coving, electric living flame fire with granite effect hearth and wood effect surround, television point, hardwood single glazed double doors to the kitchen diner.

Kitchen Diner

18'11 x 8'5 (5.77m x 2.57m)

UPVC double glazed window, central heating radiator, panelled wall and base units, hardwood surface, integrated electric oven with a four ring gas hob and extractor hood, tiled splash backs, space for American style fridge freezer, space for dishwasher, wood effect laminate flooring, UPVC double glazed French doors to the conservatory, UPVC double glazed frosted door to the inner hallway.

Conservatory

16'9 x 12'5 (5.11m x 3.78m)

UPVC double glazed surrounding windows, central heating radiator, UPVC double glazed door to the rear.

Inner Hallway

14'1 x 10'11 (4.29m x 3.33m)

UPVC double glazed frosted window, doors to bedroom four, utility room and workshop and storage garage.

Bedroom Four

9'10 x 7 (3.00m x 2.13m)

UPVC double glazed window.

Utility Room

6'11 x 6'5 (2.11m x 1.96m)

Plumbing for washing machine, a two piece suite comprising of a wall mounted wash basin with mixer tap, dual flush WC, extractor fan, tiled effect lino flooring.

Workshop

18'2 x 10'7 (5.54m x 3.23m)

UPVC double glazed leaded window, power lighting, UPVC double glazed frosted door to the rear.

First Floor

Landing

10'9 x 6'8 (3.28m x 2.03m)

UPVC double glazed window, loft access, hardwood doors to three bedrooms, bathroom, coving.

Bedroom One

12'9 x 11'4 (3.89m x 3.45m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'9 x 11'1 (3.89m x 3.38m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'6 x 7'9 (2.59m x 2.36m)

UPVC double glazed window, central heating radiator.

Bathroom

7'6 x 5'4 (2.29m x 1.63m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, tiled elevations, extractor fan, hardwood flooring.

External

Front

Rear

Enclosed garden with laid to lawn, paving, bedding, mature shrubs, chicken coop, three sheds, Koi carp pond, greenhouse, bridge over river, views over Lowerhouse Lodge Fishing Lake.

Front

Driveway for multiple vehicles and access to the garage.



Tel: 01282469023

www.keenans-estateagents.co.uk