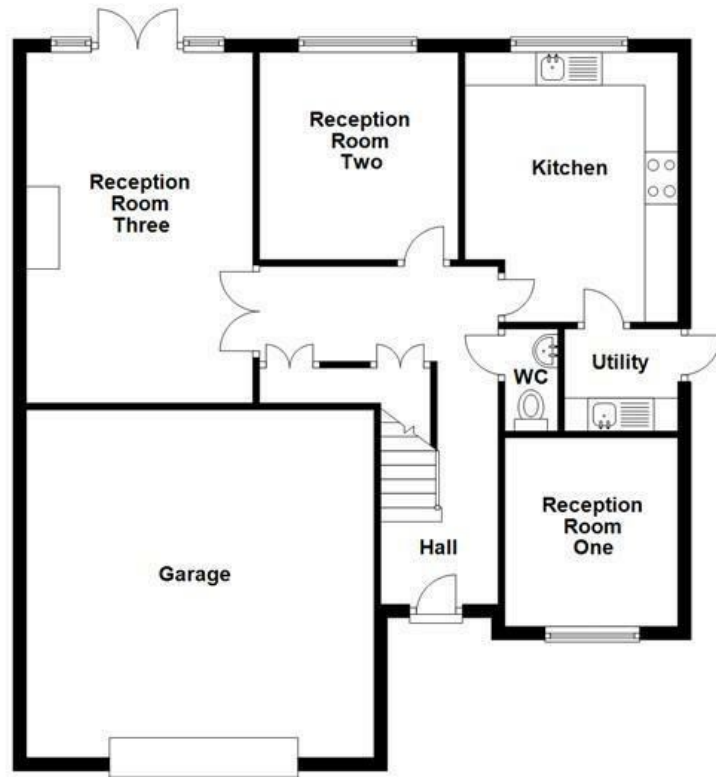


Ground Floor



First Floor



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 | 70 | 79 |
| (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.

Eskdale Close, Burnley, BB10 2SH

£1,600

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

This spacious four bedroom detached property is being proudly welcomed to the rental market, in the highly regarded location of Burnley on a sought-after estate. With neutral decoration throughout, four spacious bedrooms, two en suite shower rooms and an abundance of living and outdoor space, this property would be perfectly suited to a growing family. Situated conveniently close to bus routes, good schools and amenities, as well as network links to Rossendale, Pendle and Accrington.

The property comprises briefly; a welcoming entrance hallway provides access through to three spacious reception rooms, kitchen and downstairs WC. The main reception room has french doors leading out to the rear garden. The kitchen leads through to the utility room which has a door to the side of the property. The first floor landing houses doors on to four generously sized bedrooms, a four piece bathroom and airing cupboard. The first and second bedrooms both have en suite shower rooms. Externally, there is an enclosed laid to lawn garden with patio and decking areas. The front of the property has a laid to lawn garden with bedding areas, access to the integral garage and an extensive driveway.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Eskdale Close, Burnley, BB10 2SH

£1,600



- Detached Property
- Abundance of Indoor and Outdoor Space
- Extensive Driveway and Integral Garage
- Downstairs WC
- Four Double Bedrooms
- Excellent Transport and Commuter Links
- Sought After Location
- Three Bathrooms
- Close Proximity To Local Amenities
- Utility Room

Ground Floor

Entrance Hall

16'11 x 5'10 (5.16m x 1.78m)

UPVC double glazed frosted front door, central heating radiator, coving, wood effect flooring, doors leading to three reception rooms, kitchen, WC, storage and stairs to first floor.

Reception Room One

9'5 x 8'7 (2.87m x 2.62m)

UPVC double glazed window, central heating radiator and coving.

WC

5'1 x 2'8 (1.55m x 0.81m)

Central heating radiator, low base WC, pedestal wash basin with traditional taps, part tiled and wood effect flooring.

Kitchen

13'5 x 10'7 (4.09m x 3.23m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, integrated high rise double oven, four ring gas hob and extractor hood, tiled splashbacks, one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, tiled flooring and door to utility.

Utility

5'11 x 5 (1.80m x 1.52m)

UPVC double glazed window, range of wall and base units, laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, tiled flooring and door out to side.

Reception Room Two

10'4 x 9'11 (3.15m x 3.02m)

UPVC double glazed window, central heating radiator, coving, television point and wood effect flooring.

Reception Room Three

17'5 x 11'3 (5.31m x 3.43m)

Two central heating radiators, coving, gas fire with decorative surround, television point and UPVC double glazed french doors to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, doors leading to four bedrooms, bathroom and airing cupboard.

Bedroom One

15'3 x 11'11 (4.65m x 3.63m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En-Suite

7'6 x 3'11 (2.29m x 1.19m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, direct feed shower, part tiled elevations and laminate flooring.

Bedroom Two

12'8 x 8'5 (3.86m x 2.57m)

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

En-Suite

8'4 x 2'11 (2.54m x 0.89m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, direct feed shower, part tiled elevations and laminate flooring.

Bedroom Three

13 x 8'5 (3.96m x 2.57m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Four

9'8 x 8'1 (2.95m x 2.46m)

UPVC double glazed window, central heating radiator and television point.

Bathroom

9'5 x 8'5 (2.87m x 2.57m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, direct feed walk-in shower and laminate flooring.

Exterior

Front

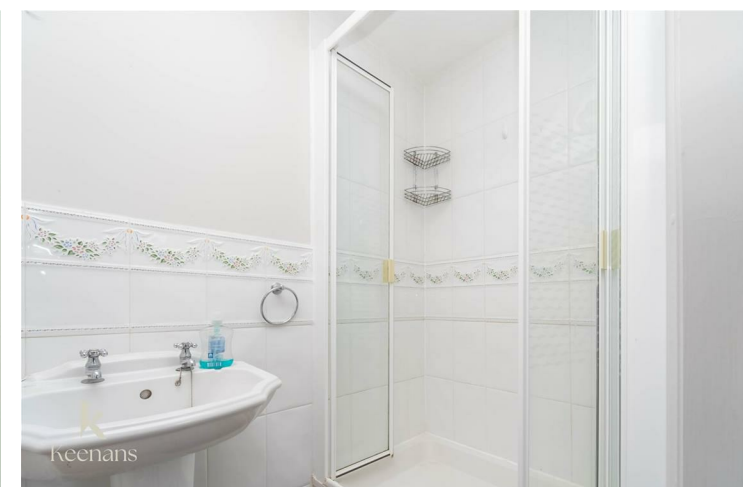
Laid to lawn, bedding areas, off road parking and access to integral garage.

Rear

Laid to lawn, flagged patio and decking area.

Agents Notes

Council Tax band F, EPC Rating C.



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