



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Turner Fold, Read, BB12 7QZ

Offers Over £325,000

STUINNING THREE BEDROOM COTTAGE WITH AN LOFT ROOM

Nestled in the charming area of Turner Fold, Read, Burnley, this delightful three-bedroom cottage home perfectly blends traditional features with a modern aesthetic. The property boasts a warm and inviting atmosphere, making it an ideal sanctuary for families or those seeking a peaceful retreat.

As you step inside, you will be greeted by a thoughtfully designed interior that harmoniously combines classic elements with contemporary style. The spacious living areas are filled with natural light, creating a welcoming environment for both relaxation and entertaining. Each of the three bedrooms offers ample space, ensuring comfort for all occupants.

One of the standout features of this property is its low-maintenance garden, which provides a lovely outdoor space without the burden of extensive upkeep. This garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The location is particularly appealing, as it is situated close to picturesque farm views, allowing residents to enjoy the beauty of the countryside right on their doorstep. Additionally, the property is conveniently located near local shops and transport links, making daily errands and commuting a breeze.

In summary, this three-bedroom cottage home in Turner Fold offers a unique opportunity to enjoy a blend of traditional charm and modern living in a serene setting. With its low-maintenance garden and proximity to essential amenities, it is a perfect choice for those looking to settle in a welcoming community.

Turner Fold, Read, BB12 7QZ

Offers Over £325,000

3 1 1 C

- Tenure Freehold
 - Off Road Parking
 - A Mixture Of Traditional Features And Modern Aesthetics
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Three Well Proportioned Bedrooms And Ample Loft Room
 - Sought After Location
- EPC Rating C
 - Newly Fitted Kitchen And Pantry Space
 - Viewing Essential

Ground Floor

Entrance

Wooden Door to kitchen.

Kitchen

17'1 x 7'6 (5.21m x 2.29m)

UPVC double glazed window, central heating radiator, wall and base units, wood work top, ceramic sink and drainer with spring neck mixer tap, oven in a high rise unit, four ring induction hob, pantry cupboard, pull up power socket, integrated fridge freezer, plumbing for a washing machine, wooden beams, wood effect flooring and door to reception room.

Reception Room

18' x 17'1 (5.49m x 5.21m)

UPVC double glazed window, central heating radiator, gas fire in a recess with stone hearth and surrounding arch, understairs, bespoke storage, stairs to first floor, wooden beams and wooden door to to garden.

First Floor

Landing

12' x 7'9 (3.66m x 2.36m)

Doors to three bedrooms, inner landing and bathroom.

Bedroom One

14' x 8'8 (4.27m x 2.64m)

UPVC double glazed window, central heating radiator and wooden beams.

Bedroom Two

9'5 x 7'11 (2.87m x 2.41m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'7 x 7'9 (2.62m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 6'1 (2.36m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with with mixer tap, tiled splash back, panel bath with mixer tap, shower and tiled effect flooring.

Inner Landing

5' x 3' (1.52m x 0.91m)

Spiral staircase leading to loft room.

Loft Room

16'8 x 13'1 (5.08m x 3.99m)

Velux window, central heating radiator and wooden beams.

External

Front

Stone paved garden with bedding areas and mature shrubs.

Rear

Enclosed paved garden, patio, stone chippings, raised bedding areas, mature shrubs, timber summerhouse/shed.



Tel: 01200422824

www.keenans-estateagents.co.uk