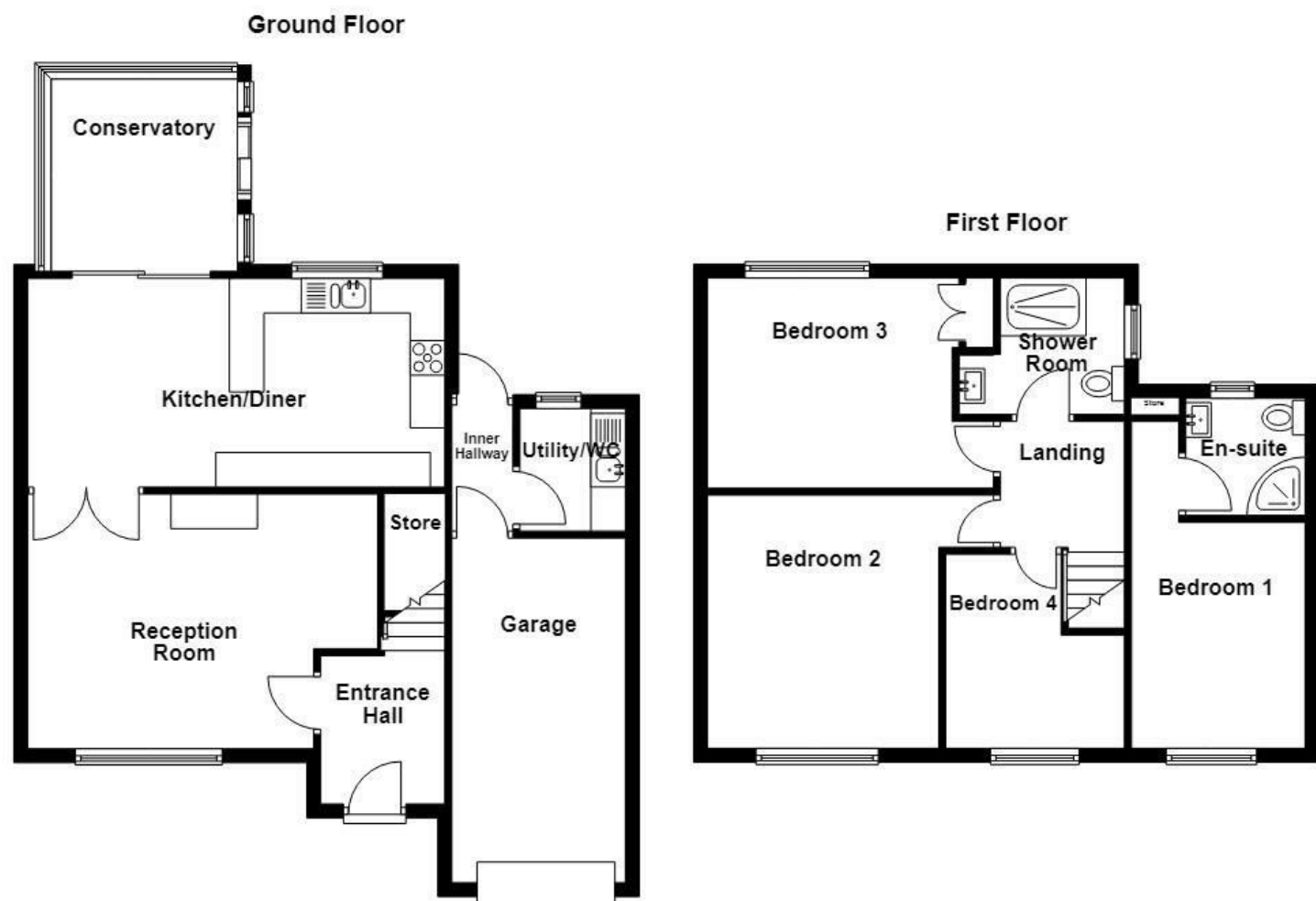




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Croasdale Avenue, Burnley, BB10 2DN

Offers Over £350,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled on the sought-after Croasdale Avenue in Burnley, this exceptional detached family home has been fully renovated to the highest standards, offering a perfect blend of modern living and stylish design. Boasting four generously sized bedrooms and three well-appointed bathrooms, this property provides ample space for family life and entertaining guests.

As you enter, you are greeted by two spacious reception rooms that are ideal for both relaxation and social gatherings. The interiors are tastefully decorated, showcasing contemporary fixtures and fittings that enhance the overall aesthetic of the home. The heart of the property is undoubtedly its stunning garden space, which offers a tranquil retreat and panoramic views from the rear, perfect for enjoying sunny afternoons or hosting barbecues.

The property also features an integral garage and off-road parking for multiple vehicles, ensuring convenience for families with busy lifestyles. Located in a desirable area, it is conveniently close to Burnley, Pendle, and major motorway links, making commuting and accessing local amenities a breeze.

This remarkable home is ready for you to move straight into, making it an ideal choice for families seeking a stylish and spacious residence in a prime location. Don't miss the opportunity to make this beautiful property your new family home.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Croasdale Avenue, Burnley, BB10 2DN

Offers Over £350,000

 4  2  2  D

- Beautifully Presented Detached Property
- Reception Room & Conservatory
- Off Road Parking & Garage
- EPC Rating D
- Four Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Contemporary Open Plan Dining Kitchen
- Enclosed Rear Garden With Pergola
- Council Tax Band D

Ground Floor

Entrance

Composite door to the hallway.

Hallway

7 x 5'11 (2.13m x 1.80m)

Upright central heating radiator, smoke alarm, tiled effect Lino flooring, oak door to the reception room, staircase to the first floor.

Reception Room

16'7 x 12'1 (5.05m x 3.68m)

UPVC double glazed window, upright central heating radiator, cast iron multi fuel burner with a slate hearth and exposed brick surround, television point, oak single glazed doors to the kitchen/dining area.

Kitchen/Dining Area

19'9 x 9'11 (6.02m x 3.02m)

UPVC double glazed window, upright central heating radiator, a range of navy matte wall and base units, marble effect surface, composite one and a half sink and drainer with a high spout mixer tap, integrated electric high rise double oven with a five ring gas hob and extractor hood, integrated fridge freezer, pendant lighting, spotlights, tiled effect Amtico flooring, oak door to the under staircase storage cupboard, composite double glazed frosted door to the inner hallway, UPVC double glazed sliding doors to the conservatory.

Conservatory

9 x 8'10 (2.74m x 2.69m)

UPVC double glazed surrounding windows, spotlights, PVC panelling to the ceiling, UPVC double glazed French doors to the rear.

Inner Hallway

5'10 x 2'11 (1.78m x 0.89m)

Spotlights, wood cladding to the ceiling, wood effect laminate flooring, doors to the garage, utility/WC and a UPVC double glazed frosted door to the rear.

Utility Room/WC

5'10 x 5 (1.78m x 1.52m)

UPVC double glazed frosted window, dual flush WC, cream matte base units, wood effect surface, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for a washing machine and dryer, wood effect laminate flooring.

Garage

16'4 x 8'4 (4.98m x 2.54m)

UPVC double glazed frosted window, power, lighting, integrated bar, electric Garolla roller shutter door.

First Floor

Landing

5'8 x 5'8 (1.73m x 1.73m)

Smoke alarm, solid oak doors to four bedrooms and bathroom.

Bedroom One

15'11 x 8'4 (4.85m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights, loft hatch, storage cupboard, door to the en suite.

En Suite

5'6 x 4'8 (1.68m x 1.42m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, direct feed over head rainfall corner shower enclosure with rinse head, dual flush WC, tiled elevations, spotlights, herringbone effect Lino flooring.

Bedroom Two

13'8 x 12 (4.17m x 3.66m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three

13'8 x 9'11 (4.17m x 3.02m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Four

9'2 x 8'6 (2.79m x 2.59m)

UPVC double glazed window, central heating radiator, loft access.

Shower Room

7'10 x 6'10 (2.39m x 2.08m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with mixer tap, direct feed over head walk in shower, dual flush WC, tiled elevations, spotlights, wood effect Lino flooring.

External

Front

Laid to lawn garden with a double driveway and access to the garage.

Rear

Enclosed garden with laid to lawn, Indian stone paving, bedding, pergola.



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