

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

Stanbury Close, Burnley, BB10 2ST

£169,950

AN OUTSTANDING, FULLY UPDATED FAMILY HOME

Welcome to this idyllic three-bedroom semi-detached house located on the sought-after Stanbury Close in Burnley. This property has been fully renovated to the highest standard, making it an exceptional choice for families seeking a modern and comfortable home.

As you step inside, you will be greeted by immaculate presentation and a thoughtful layout that maximises space and light. The property boasts modern fixtures and fittings throughout, ensuring a contemporary feel. The newly fitted kitchen is a highlight, offering both style and functionality, perfect for family meals and entertaining guests. The bathroom has also been tastefully updated, providing a serene space for relaxation.

The neutral decoration throughout the home allows for easy personalisation, making it simple for you to add your own touch. Outside, you will find garden space both at the front and rear of the property, providing a lovely area for outdoor activities and relaxation. Importantly, the gardens are not overlooked, offering a sense of privacy and tranquillity. The property also offers two private parking spaces at the rear.

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- Tenure Freehold
- Council Tax Band B
- EPC Rating TBC
- Private Parking
- Three Well Proportioned Bedrooms
- Spacious Reception Room
- Fitted Kitchen/Dining Area
- Ideal Family Home With Viewing Essential
- Low Maintenance Garden Space
- Easy Access To Major Network Links

Ground Floor

Entrance Hall

6'2 x 3'11 (1.88m x 1.19m)

Reception Room

15'9 x 11' (4.80m x 3.35m)

Kitchen

14'1 x 8'7 (4.29m x 2.62m)

Rear Porch

3'3 x 2'11 (0.99m x 0.89m)

First Floor

Landing

8'1 x 6'1 (2.46m x 1.85m)

Bedroom One

14' x 7'9 (4.27m x 2.36m)

Bedroom Two

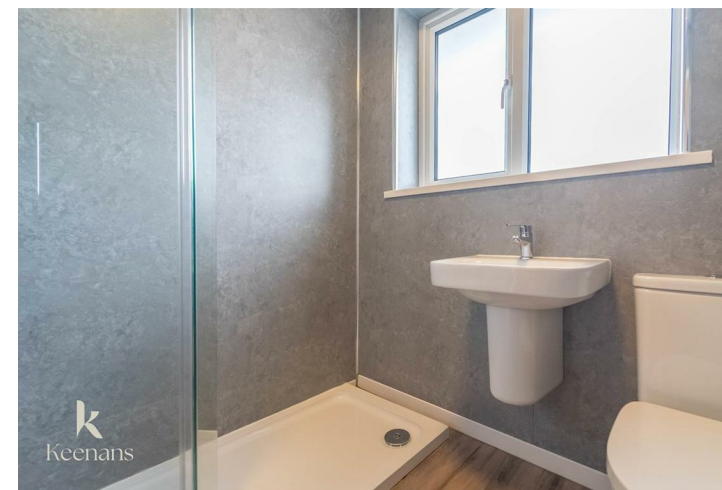
10'4 x 7'9 (3.15m x 2.36m)

Bedroom Three

10'1 x 6' (3.07m x 1.83m)

Shower Room

5'10 x 5'8 (1.78m x 1.73m)



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