



Stainton Drive, Burnley, BB12 OTS

Offers Over £325,000

AN IDYLIC DETACHED TRUE BUNGALOW WITH DETACHED DOUBLE GARAGE

Nestled in the tranquil Stainton Drive, Burnley, this exquisite detached true bungalow presents a rare opportunity for those seeking a spacious and inviting home. Set on an impressive plot within a quiet cul de sac on a highly sought-after estate, this property boasts an abundance of both indoor and outdoor space, making it ideal for families and couples alike. The bungalow features two generously sized double bedrooms, with the potential to easily convert a third bedroom if desired. The layout is thoughtfully designed, offering three distinct living areas that provide ample room for relaxation and entertainment. Additionally, the property includes two well-appointed bathrooms, ensuring convenience for all residents. A delightful conservatory extends the living space, allowing for year-round enjoyment of the surrounding gardens. The wrap-around gardens are a true highlight, offering a serene outdoor retreat with picturesque views over Pendle Hill, perfect for those who appreciate nature and outdoor living. Completing this remarkable property is an impressive detached double garage, providing ample storage and parking options. This home is ready for you to move straight in, making it a perfect choice for anyone looking to settle in a peaceful yet vibrant community. Do not miss the chance to make this stunning bungalow your new home. For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

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.

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- An Impressive Detached True Bungalow
 - Scope For Third Bedroom If Desired
 - Ample Off Road Parking
 - Tenure Freehold
- Two Double Bedrooms
 - Detached Double Garage
 - Council Tax Band D
- Impresive Plot
 - Views Over Pendle
 - EPC Rating TBC

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

12'9 x 7'8 (3.89m x 2.34m)

Central heating radiator, coving, loft access, storage cupboard, Karndeian flooring, doors to the reception room, two double bedrooms and bathroom.

Reception Room

16'4 x 13'9 (4.98m x 4.19m)

Central heating radiator, coving, electric fire, television point, two feature wall lights, UPVC double glazed sliding door to the conservatory, double doors to the dining room, door to the kitchen.

Conservatory

14'2 x 9'8 (4.32m x 2.95m)

UPVC double glazed surrounding windows, electric heater, central heating radiator, polycarbonate roof, ceiling fan, television point, tiled flooring, UPVC double glazed French doors to the rear.

Dining Room

12'8 x 8'10 (3.86m x 2.69m)

UPVC double glazed window, central heating radiator, coving, wood effect Karndeian flooring.

Kitchen

16'4 x 9'8 (4.98m x 2.95m)

UPVC double glazed window, central heating radiator, a range of high gloss wall and base units, granite surface, high gloss splash backs, inset composite sink with granite drainer, integrated electric high rise oven and microwave, five ring induction hob and extractor hood, integrated fridge freezer and dishwasher, integrated breakfast bar, coving, spotlights, tiled flooring, door to the snug/games room.

Snug/Games Room

17'1 x 9'8 (5.21m x 2.95m)

UPVC double glazed frosted window, UPVC double glazed circular, frosted, leaded, stain glass window, central heating radiator, coving, loft access (partially boarded with lighting), wood effect laminate flooring, UPVC double glazed frosted door to the side and double doors to the utility cupboard.

Bedroom One

16'4 x 13'3 (4.98m x 4.04m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, door to the en suite.

En Suite

9'9 x 5 (2.97m x 1.52m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, tiled elevations, PVC to the ceiling, spotlights, extractor fan, tiled flooring.

Bedroom Two

13'3 x 8'9 (4.04m x 2.67m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving, television point.

Bathroom

9'9 x 6'3 (2.97m x 1.91m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a panelled bath with mixer tap, low basin WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan, wood effect tiled flooring.

External

Front

Laid to lawn garden with stones chippings, bedding, mature shrubs and access to the double garage.

Rear

Wrap around laid to lawn garden with paving, bedding, mature shrubs, rockery.

Double Garage

UPVC double glazed frosted window, power, lighting, electric up and over garage door, UPVC double glazed frosted door.



Tel: 01282469023

www.keenans-estateagents.co.uk