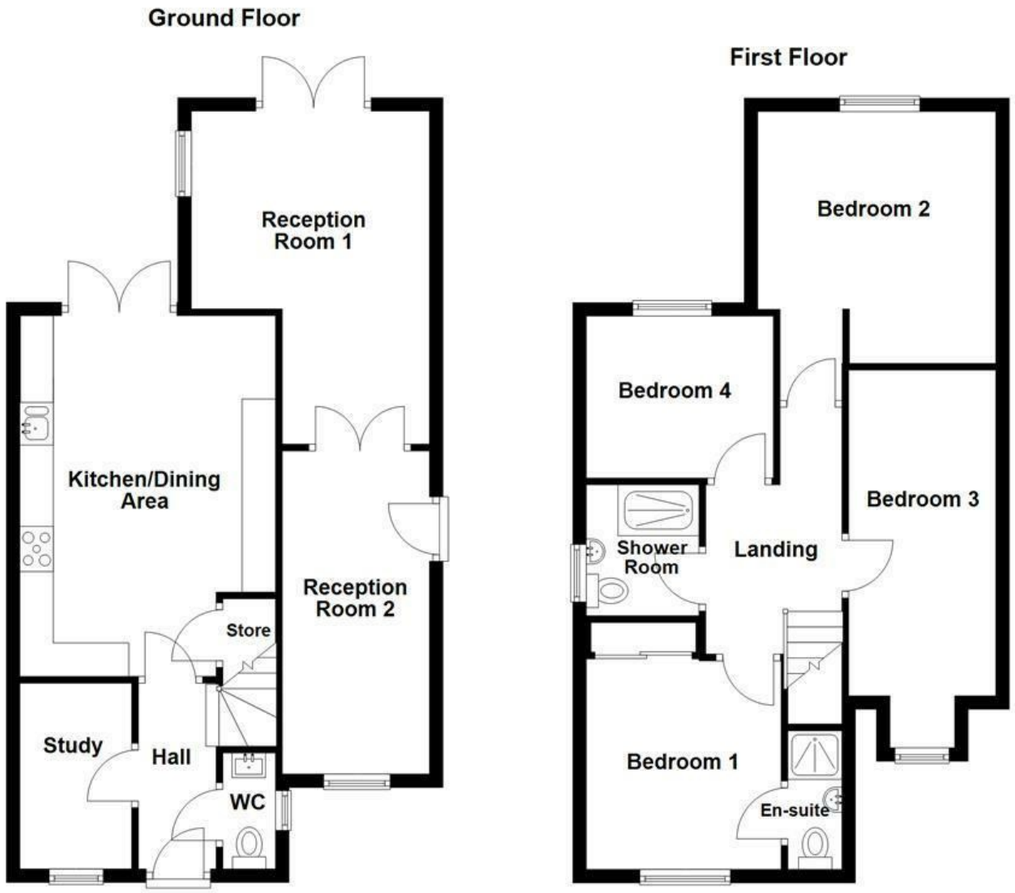
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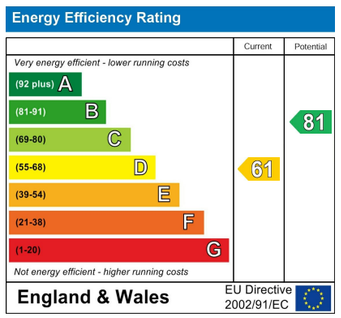












Foxcroft, Burnley, BB12 0EH

Offers Over £290,000

AN EXCEPTIONAL FAMILY HOME ON A SOUGHT AFTER ESTATE

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and flowing internally with character and charm, this exceptional four bedroom extended detached property is being proudly welcomed to the market in the desirable location of Burnley on a popular estate. Situated conveniently close to bus routes, amenities, local schools and amenities, as well as network links to Pendle, Accrington, Blackburn and major motorway links. With a double driveway, enviable ground floor extension and stylish interiors, this property is the perfect family home to move straight into! Boasting two living areas, two bathrooms, exceptional fitted kitchen and modern fixtures and fittings throughout, this property is the perfect family home to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access on to a study, WC, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to the main reception rooms and out to the rear. The reception room leads on to an additional reception room and also leads out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom boasts access on to an en suite shower room. Externally there is an enclosed laid to lawn garden with paving and bedding areas to the rear. To the front there is a double driveway.

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

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.

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www.keenans-estateagents.co.uk

Foxcroft, Burnley, BB12 0EH

Offers Over £290,000

4 2 2 D

- Exceptional Detached Property
- Four Bedrooms
- Two Bathrooms
- Contemporary Fitted Dining Kitchen
- Immaculate Presentation Throughout
- Spacious Rear Garden
- Off Road Parking
- Tenure Freehold
- Council Tax Band D
- EPC Rating D

Ground Floor

Entrance Hall

9'4 x 6'1 (2.84m x 1.85m)

UPVC double glazed frosted front door, central heating radiator, smoke detector, spotlights, wood effect laminate flooring, oak doors leading to WC, study, kitchen/dining area and stairs to first floor.

WC

5'8 x 2'7 (1.73m x 0.79m)

UPVC double glazed frosted window, two central heating radiators, dual flush WC, vanity top wash basin with mixer tap, coving, spotlights and tiled flooring.

Study

9'3 x 5'6 (2.82m x 1.68m)

UPVC double glazed window and central heating radiator.

Kitchen/Dining Area

17'8 x 12'3 (5.38m x 3.73m)

Upright central heating radiator, range of mixed panelled wall and base units with quartz work surfaces, ceramic double sink with high spout mixer tap, three door Leisure range cooker with five ring gas hob and integrated extractor hood, integrated full height fridge and freezer, integrated dishwasher, integrated washing machine and dryer, under unit lighting, spotlights, understairs storage, wood effect laminate flooring, oak single glazed door to reception room and UPVC double glazed French doors to rear.

Reception Room Two

15'10 x 7'3 (4.83m x 2.21m)

UPVC double glazed window, central heating radiator, integrated boiler and UPVC double glazed frosted door to side elevation.

First Floor

Landing

13'0 x 6'4 (3.96m x 1.93m)

Smoke detector, coving, loft access, doors leading to four bedrooms and shower room.

Bedroom One

10'3 x 9'2 (3.12m x 2.79m)

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

En Suite

6'10 x 2'9 (2.08m x 0.84m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosed enclosed, tiled elevations, coving, extractor, spotlights and tiled flooring.

Bedroom Two

12'4 x 12'1 (3.76m x 3.68m)

UPVC double glazed window, central heating radiator, coving and spotlights.

Bedroom Three

15'10 x 7'8 (4.83m x 2.34m)

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

Bedroom Four

9'2 x 7'11 (2.79m x 2.41m)

UPVC double glazed window, central heating radiator, coving and wood panelled elevation.

Shower Room

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, direct feed rainfall walk-in shower with rinse head, pedestal wash basin with mixer tap, dual flush WC, granite effect PVC panelled elevations, coving, spotlights, extractor fan and wood effect laminate flooring.

External

Rear

Laid to lawn garden with paving and bedding areas.

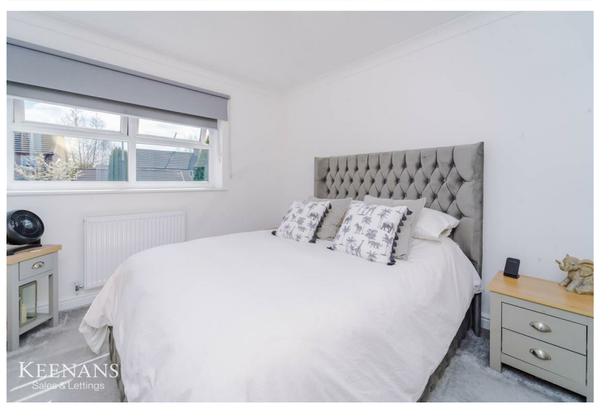
Front

Paving and off road parking.



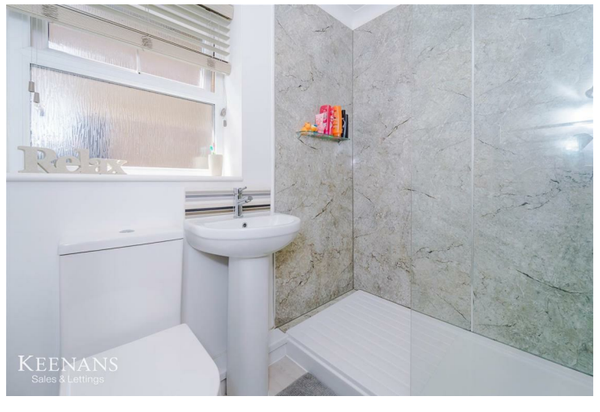


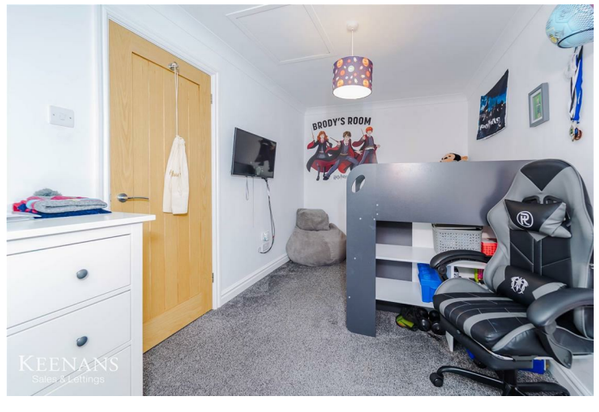












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