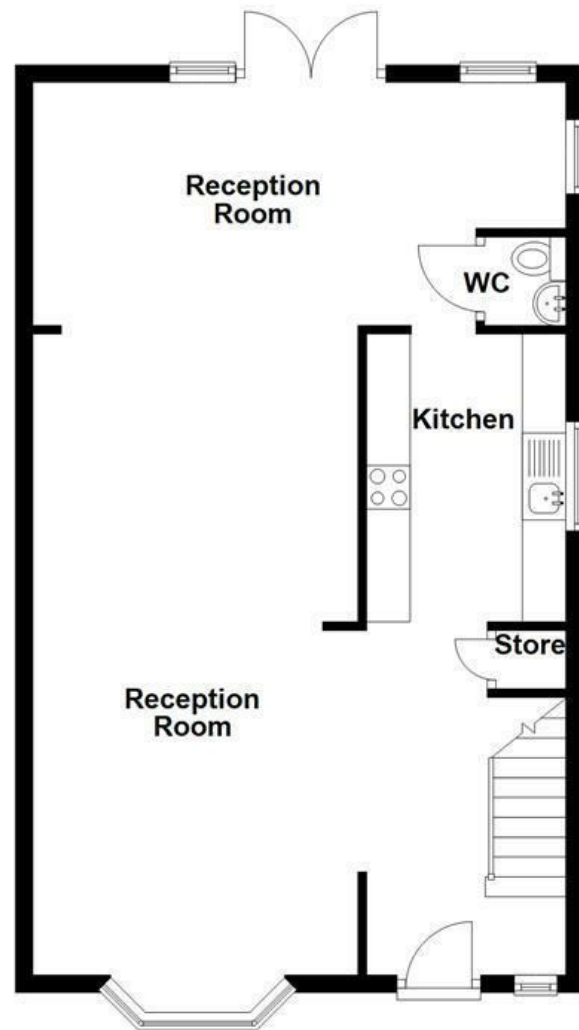
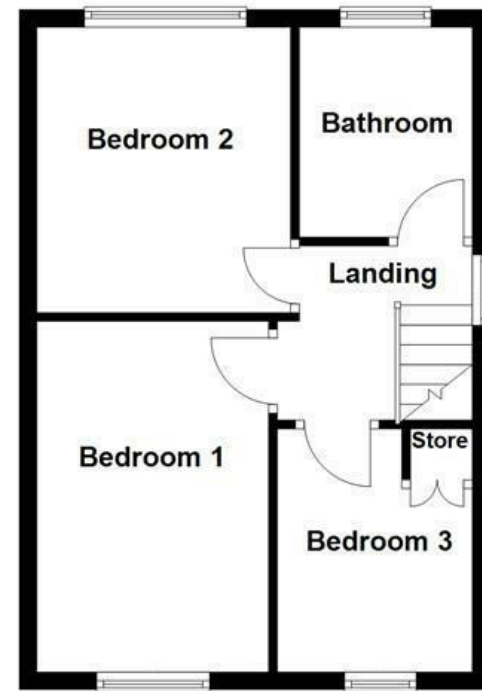


Ground Floor
Approx. 63.1 sq. metres (679.5 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(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.

Lower Manor Lane, Burnley, BB12 OEB

£230,000

A FANTASTIC FAMILY HOME IN BURNLEY

Nestled in the desirable area of Lower Manor Lane, Burnley, this charming semi-detached house presents an excellent opportunity for families seeking a welcoming home. With three spacious bedrooms, this property is perfect for those looking to settle down in a comfortable environment.

The heart of the home features an open plan layout downstairs, creating a bright and airy space that is ideal for both relaxation and entertaining. The well-maintained reception room flows seamlessly into the dining area, allowing for a harmonious living experience. Natural light floods the space, enhancing the inviting atmosphere.

One of the standout features of this property is the lovely garden, which provides a perfect retreat for outdoor activities or simply enjoying the fresh air. It is an ideal space for children to play or for hosting summer barbecues with family and friends.

With two bathrooms, this home offers convenience and practicality for busy family life. The thoughtful design and layout ensure that every member of the household has their own space, making it a truly functional family home.

Lower Manor Lane, Burnley, BB12 OEB

£230,000

3 2 1 C

- Three Bedroom Semi Detached
- Spacious Family Layout
- Off Road Parking
- EPC Rating - C
- Open Plan Living Space
- Beautiful Rear Garden
- Tenure - Freehold
- Two Modern Bathrooms
- Well Maintained Throughout
- Council tax Band - C

Ground Floor

Reception Room

24'2 x 16'8 (7.37m x 5.08m)

UPVC double glazed bow window, UPVC double glazed window, three central heating radiators, smoke alarm, coving, dado rail, gas fire with granite hearth and surround, wooden mantle, open access to kitchen and reception room two, stairs to first floor.

Reception Room Two

20'1 x 9'2 (6.12m x 2.79m)

Three UPVC double glazed windows, two central heating radiators, UPVC bifold doors to rear, door to WC, open access to kitchen, hardwood flooring.

WC

3'1 x 2'10 (0.94m x 0.86m)

Two piece suite comprising of dual flush WC, vanity top wash basin with waterfall tap, tiled elevations, tiled flooring.

Kitchen

10'10 x 7'6 (3.30m x 2.29m)

UPVC double glazed window, a range of panelled base and wall units, wood effect laminate surfaces, composite inset one and a half sink with spring tap, integrated electric oven, four ring gas hob with integrated extractor unit, space for fridge freezer, plumbing for washing machine and dishwasher, spotlights, hardwood flooring.

First Floor

Landing

6'6 x 6'7 (1.98m x 2.01m)

UPVC double glazed window, loft access, smoke alarm, panelled feature wall, doors leading to three bedrooms and bathroom.

Bedroom One

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

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

Bedroom Two

10'9 x 9'7 (3.28m x 2.92m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'7 x 6'6 (3.23m x 1.98m)

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

Bathroom

7'1 x 6'5 (2.16m x 1.96m)

UPVC double glazed window, towel rail, three piece suite comprising of dual flush WC, vanity to wash basin mixer tap, panelled bath with mixer tap and direct feed shower with rainfall head, partial tiled elevations, extractor fan, spotlights, wood effect lino flooring.

External

Front

Paved drive with access to garage, slate chippings, steps leading to front entrance door, laid to lawn and tree. CorkSol has been applied to the property.

Rear

Paving, bedding areas and mature shrubs, artificial grass and slate chippings. CorkSol has been applied to the property.



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