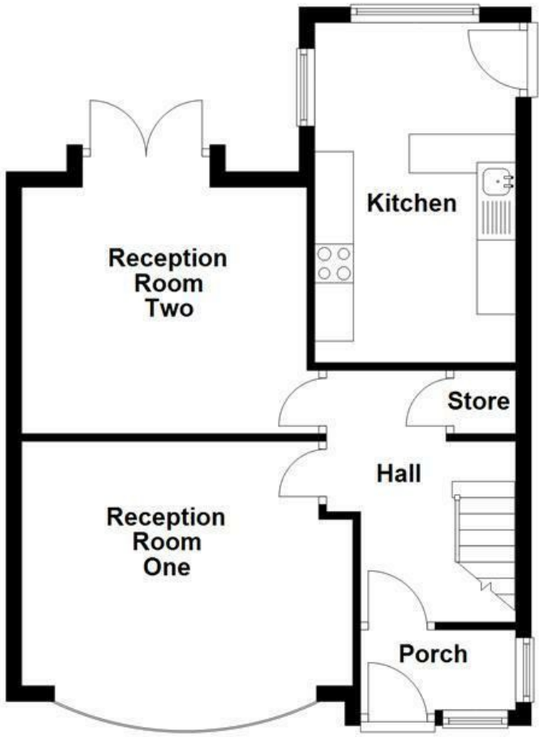
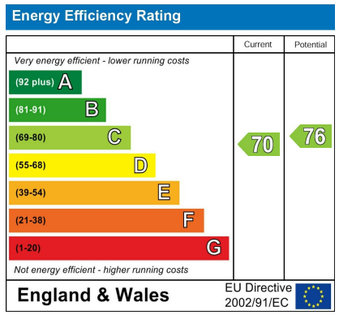
Keenans

Ground Floor
Approx. 48.2 sq. metres (518.5 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.4 sq. feet)



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Laurier Road, Burnley, BB10 1XY

Offers Over £215,000

A FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this charming three-bedroom semi-detached house located on Laurier Road in Burnley. This delightful property is perfect for families seeking a modern yet inviting home. As you enter, you will be greeted by two spacious living areas, providing ample room for relaxation and entertaining guests. The contemporary kitchen is designed with functionality in mind, making it a joy to prepare meals for family and friends.

The property boasts a well-appointed family bathroom, along with a separate WC, ensuring convenience for all members of the household. Each bedroom is generously sized, offering comfortable spaces for rest and privacy.

One of the standout features of this home is the large garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying sunny days with family and friends.

This property is sold with no chain, allowing for a smooth and efficient purchase process. With its modern features and charming character, this house is an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely home your own.

Laurier Road, Burnley, BB10 1XY

Offers Over £215,000

3 1 2 C

- Three Bedroom Semi Detached Home
- Family Bathroom Plus Separate WC
- EPC Rating - C
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Large Rear Garden Space
- Off Road Parking
- Contemporary Fitted Kitchen
- No Chain Delay Property
- Council Tax Band - C

Ground Floor

Entrance
UPVC double glazed door to porch.

Porch
6'7 x 3'5 (2.01m x 1.04m)

Two UPVC double glazed windows, tiled flooring, hardwood frosted door to hall.

Hall
10'8 x 7'8 (3.25m x 2.34m)

UPVC frosted window, central heating radiator, doors to two reception rooms and kitchen, stairs to first floor.

Reception Room One
14 x 11'10 (4.27m x 3.61m)

UPVC double glazed bay window, central heating radiator, gas coal fire with tile surround and wooden mantle, coving.

Reception Room Two
14 x 8'11 (4.27m x 2.72m)

Central heating radiator, coving, UPVC French doors to rear.

Kitchen
14'5 x 8'6 (4.39m x 2.59m)

Three UPVC double glazed windows, central heating radiator, panelled wall and base units, wood effect surfaces, stainless steel sink and drainer with mixer tap, four ring gas burner hob, oven, extractor hood, space for fridge freezer, plumbing for washing machine, coving, tile effect lino flooring, UPVC partially frosted door to rear.

First Floor

Landing
14'10 x 11'7 (4.52m x 3.53m)

UPVC frosted window, central heating radiator, smoke alarm, doors to three bedrooms, bathroom and WC.

Bedroom One
14'9 x 9 (4.50m x 2.74m)

UPVC double glazed window, central heating radiator.

Bedroom Two
11'5 x 7'5 (3.48m x 2.26m)

UPVC double glazed window, central heating radiator.

Bedroom Three
8'1 x 7'7 (2.46m x 2.31m)

UPVC double glazed window, central heating radiator.

Bathroom
8'6 x 5'4 (2.59m x 1.63m)

UPVC frosted window, central heating radiator, chrome heated towel rail, vanity top wash basin with mixer tap, P shaped bath with mixer tap and direct feed rinse head, spotlights, extractor fan, tile elevations, tiled flooring.

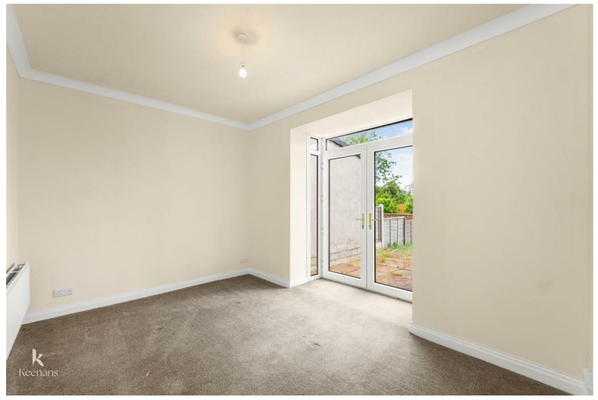
WC
5'3 x 2'6 (1.60m x 0.76m)

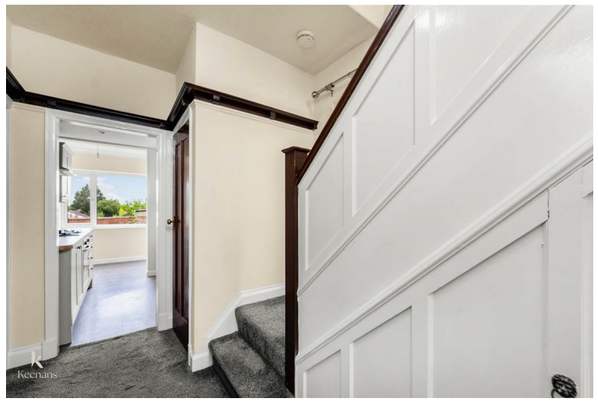
UPVC frosted window, central heating radiator, dual flush WC, partial tile elevations, tiled flooring.

External
Car port to side of property

Front
Driveway and Paving, mature shrubbery, hedges.

Rear
Enclosed laid to lawn garden, mature shrubbery, stone flagged areas.





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