



## Cunningham Grove, Burnley, BB12 6DD

### Offers Over £150,000

AN EXCEPTIONAL FAMILY HOME WITH NO CHAIN DELAY

Situated on Cunningham Grove, Burnley, this exquisite semi-detached house is a true gem, fully updated and presented to the highest standard. The property boasts generously sized bedrooms, providing ample space for family living. The addition of a delightful conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

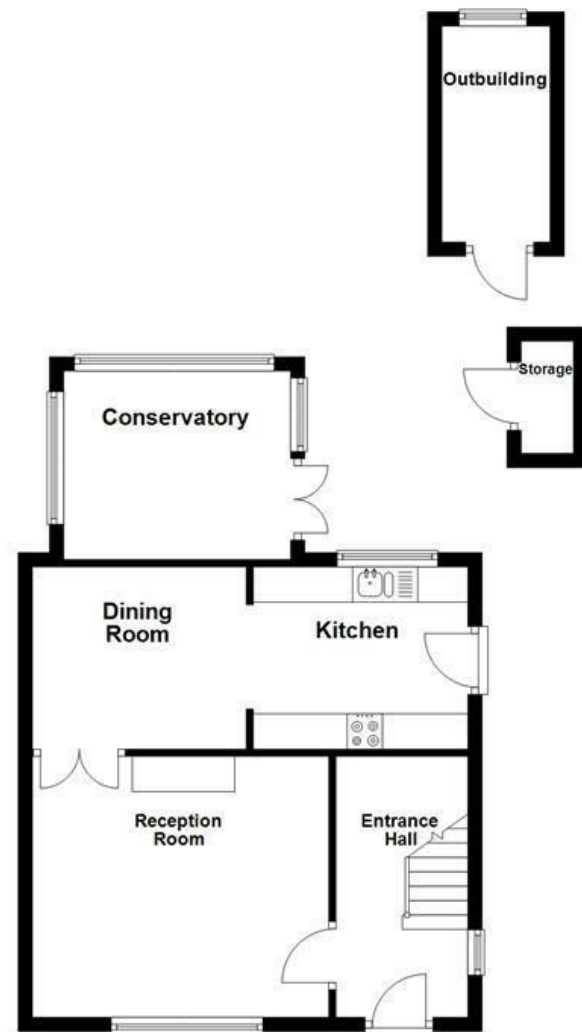
The interior is tastefully decorated in neutral tones, creating a warm and inviting atmosphere that is ready for you to make your own. With no chain delay, this home is perfect for those looking to move straight in and start enjoying their new surroundings without the hassle of waiting.

Outside, the property features well-maintained garden spaces both at the front and rear, offering a lovely setting for outdoor activities or simply relaxing in the fresh air. Additionally, there are outbuildings available for storage, ensuring that you have plenty of space to keep your belongings organised.

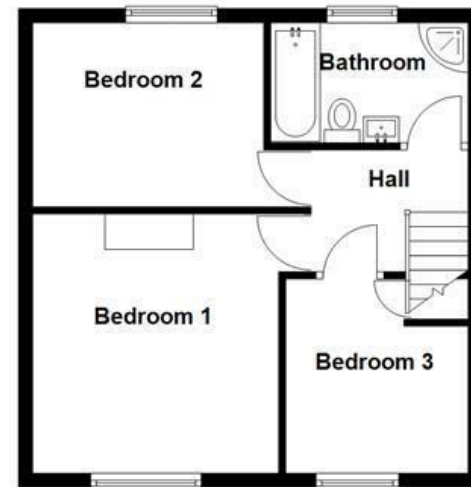
This home is ideally situated in a location that combines convenience with a sense of community, making it the perfect family residence. Whether you are a first-time buyer or looking to upgrade, this property is a wonderful opportunity to create lasting memories in a beautiful setting. Don't miss your chance to view this stunning home; it truly is a must-see.

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

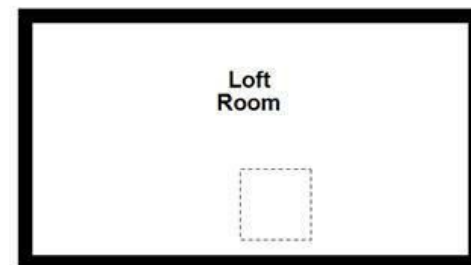
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(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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 3  1  3  D

- Tenure Freehold
  - Off Road Parking
  - Kitchen/Dining Area
  - Well Maintained Garden Space
- Council Tax Band B
  - No Chain Delay
  - Ideal Family Home With Viewing Essential
- EPC Rating D
  - Three Generously Sized Bedrooms
  - Easy Access To Major Network Links

Ground Floor

Entrance Hall  
12'1 x 6'1 (3.68m x 1.85m)

Reception Room  
13'9 x 12'1 (4.19m x 3.68m)

Dining Room  
10' x 8'6 (3.05m x 2.59m)

Kitchen  
9'11 x 8'6 (3.02m x 2.59m)

Conservatory  
10'6 x 8'8 (3.20m x 2.64m)

First Floor

Landing  
7'9 x 5'8 (2.36m x 1.73m)

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

Bedroom Two  
12'5 x 8'7 (3.78m x 2.62m)

Bedroom Three  
9'1 x 8'4 (2.77m x 2.54m)

Bathroom  
9'8 x 5'6 (2.95m x 1.68m)

Second Floor

Loft Room  
20'8 x 10'11 (6.30m x 3.33m)

External

Outbuilding  
10'1 x 5' (3.07m x 1.52m)

Storage  
5'2 x 2'5 (1.57m x 0.74m)



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