



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(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	

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## Sunningdale Gardens, Burnley, BB10 2RW

£135,000

A FANTASTIC FAMILY HOME

Welcome to this charming four-bedroom end terrace house located in the desirable Sunningdale Gardens, Burnley. This property is an excellent choice for families seeking a comfortable and spacious home.

As you enter, you will be greeted by a welcoming open-plan living and dining area, perfect for both entertaining guests and enjoying family time. The modern kitchen layout is designed for convenience, making meal preparation a delight. The generous size of the bedrooms ensures that everyone in the family has their own personal space, while the family bathroom and additional downstairs WC provide practicality for busy households.

The property also boasts a landscaped garden, offering a lovely outdoor space for children to play or for hosting summer barbecues. The front yard adds to the appeal, providing a pleasant entrance to the home.

Situated close to local amenities, this house is ideally located for easy access to shops, schools, and parks, making it a great family home. With its combination of space, modern features, and a convenient location, this property is sure to attract interest. Don't miss the opportunity to make this delightful house your new home.

# Sunningdale Gardens, Burnley, BB10 2RW

£135,000



- Spacious End Terrace Property
- Open Plan Living
- On Street Parking
- EPC Rating C
- Four Bedrooms
- Ideal Family Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band A

## Ground Floor

### Entrance Porch

6'0 x 2'10 (1.83m x 0.86m)

### Hall

12'6 x 5'5 (3.81m x 1.65m )

### WC

4'8 x 2'7 (1.42m x 0.79m )

### Kitchen/Dining Area

17'0 x 17'0 (5.18m x 5.18m)

### Reception Room

14'7 x 10'7 (4.45m x 3.23m)

## First Floor

### Landing

18'8 x 5'11 (5.69m x 1.80m)

### Bedroom One

11'7 x 10'8 (3.53m x 3.25m)

### Bedroom Two

11'5 x 9'2 (3.48m x 2.79m )

### Bedroom Three

8'4 x 8'0 (2.54m x 2.44m)

### Bedroom Four

11'6 x 5'6 (3.51m x 1.68m )

### Bathroom

6'11 x 5'8 (2.11m x 1.73m)



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)