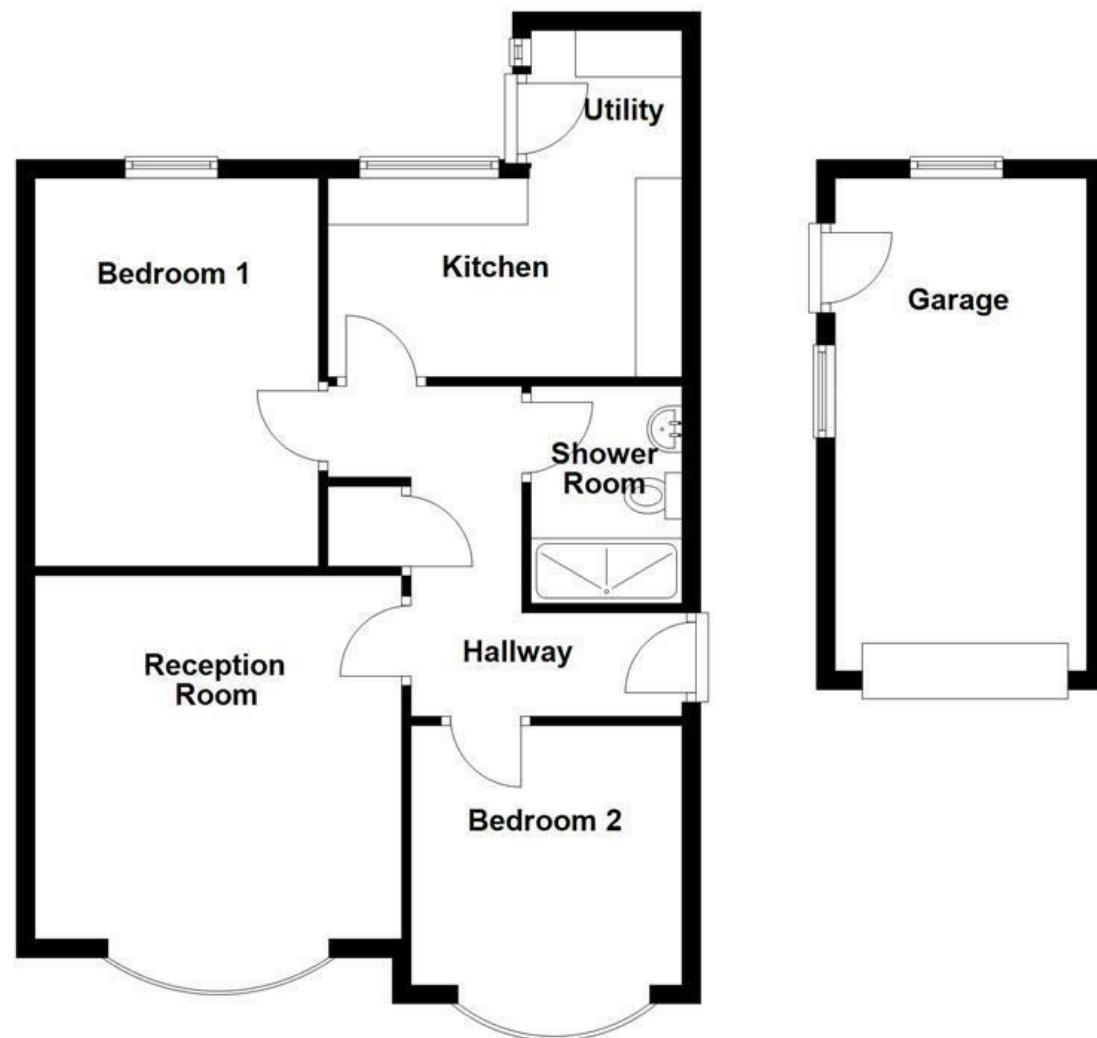


Ground Floor



Kelbrook Drive, Burnley, BB11 4RD

Offers Over £180,000

TWO BEDROOM SEMI DETACHED TRUE BUNGALOW IN THE HEART OF BURNLEY

Located in the desirable area of Kelbrook Drive, Burnley, this charming two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. The property boasts a low-maintenance rear garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to it. The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

Both bedrooms are generously sized doubles, ensuring ample space for rest and personal belongings. The modern shower room adds a touch of contemporary style, making daily routines a pleasure. The spacious kitchen, which adjoins a practical utility area, is well-equipped for all your culinary needs, providing both functionality and ease of use.

Additionally, the property features a detached garage and a driveway, offering convenient off-road parking. This home is situated in a sought-after location, making it an excellent choice for families or individuals seeking a peaceful yet accessible neighbourhood. With its thoughtful layout and modern amenities, this bungalow is a wonderful opportunity for anyone looking to settle in Burnley.

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

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.

Kelbrook Drive, Burnley, BB11 4RD

Offers Over £180,000



- Semi Detached Bungalow
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating TBC
- Two Bedrooms
- Three Piece Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Paved Garden
- Council Tax Band C

Ground Floor

Entrance Hallway
11' x 10'8 (3.35m x 3.25m)

Reception Room
13' x 12'10 (3.96m x 3.91m)

Kitchen
12'6 x 8' (3.81m x 2.44m)

Utility Room
5'6 x 4'11 (1.68m x 1.50m)

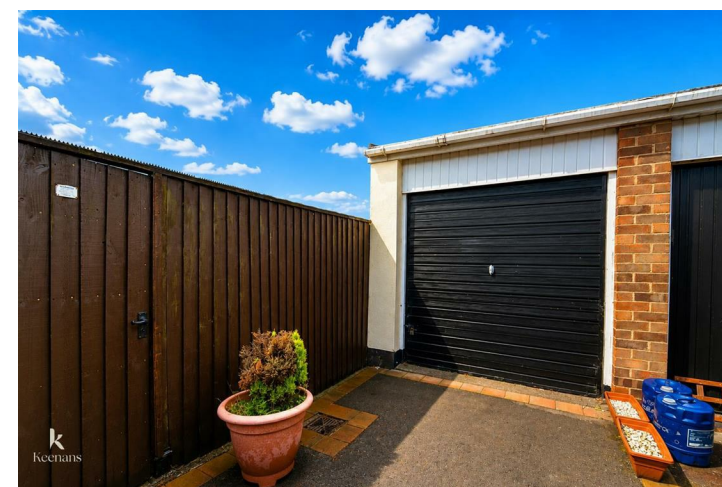
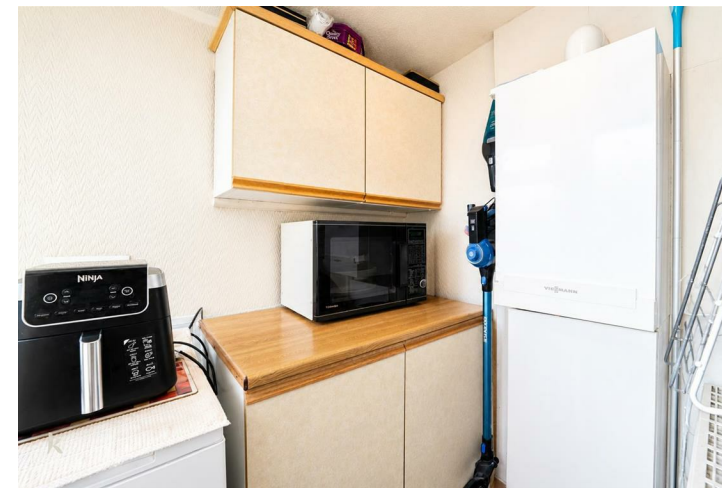
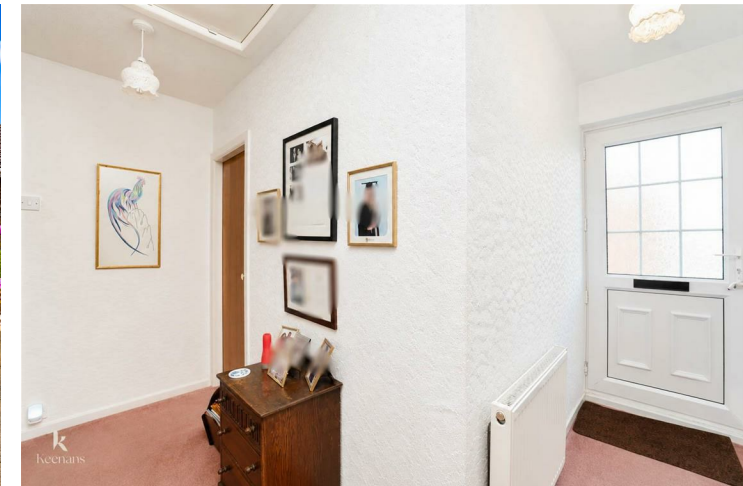
Bedroom One
13'9 x 10' (4.19m x 3.05m)

Bedroom Two
9'10 x 9'2 (3.00m x 2.79m)

Shower Room
7'8 x 5'4 (2.34m x 1.63m)

External

Garage
17'5 x 8'11 (5.31m x 2.72m)



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