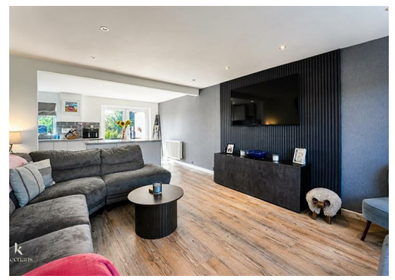
Keenans











Lydgate, Burnley, BB10 2DU

Offers Over £240,000

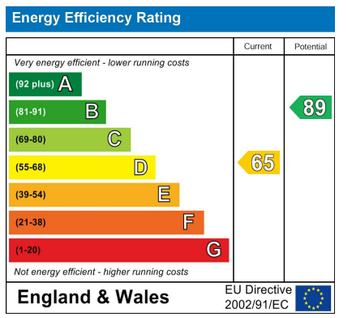
A FANTASTIC FAMILY HOME!

Nestled in the charming area of Lydgate, Burnley, this delightful semi-detached house presents an excellent opportunity for families seeking a modern and inviting home. The property boasts three spacious bedrooms, including two generous doubles, providing ample space for relaxation and rest.

The heart of the home is undoubtedly the contemporary kitchen diner, which features an open-plan design that seamlessly flows into the living area. This layout is perfect for both everyday living and entertaining guests. The kitchen is equipped with modern fixtures and fittings, ensuring a stylish and functional space for culinary enthusiasts. French doors lead from the living area to a lovely garden, which is a true highlight of the property. This outdoor space is not only beautifully maintained but also includes a fantastic bar and a summer house, making it an ideal setting for gatherings and summer soirées.

Additionally, the property includes a well-appointed shower room, catering to the needs of a busy family. With its ready-to-move-into condition, this home is perfect for those looking to settle in without the hassle of renovations.

Overall, this three-bedroom semi-detached house in Lydgate is a wonderful family home that combines modern living with outdoor charm, making it a must-see for prospective buyers.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Lydgate, Burnley, BB10 2DU

Offers Over £240,000

3 | 1 | 1 | D

- Three Spacious Bedrooms
- Beautifully Maintained Rear Garden
- Off Road Parking
- Tenure - Leasehold
- Contemporary Open Plan Kitchen Diner
- Fantastic Garden Bar And Summer House
- EPC Rating - D
- Modern And Stylish Family Home
- Ready To Move Straight Into
- Council Tax Band - C

Ground Floor

Entrance
UPVC frosted leaded single glazed door to hall.

Hall
4'10 x 4'4 (1.47m x 1.32m)

Doors to garage and reception room, stairs to first floor, wood effect laminate flooring.

Garage
8'1 x 7'6 (2.46m x 2.29m)

Power, door to utility room.

Utility Room
12'6 x 7'6 (3.81m x 2.29m)

Hardwood single glazed window, gloss base units with wood effect surfaces, plumbing for washing machine, wood effect laminate flooring.

Reception Room
14'10 x 11'1 (4.52m x 3.38m)

UPVC double glazed bow window, central heating radiator, spotlights, television point, wood effect laminate flooring, open to kitchen.

Kitchen Diner
15'11 x 8'9 (4.85m x 2.67m)

UPVC double glazed window, central heating radiator, gloss wall and base units with granite effect surfaces, island, composite sink and drainer with mixer tap, four ring gas burner hob, oven, extractor hood, integrated dishwasher, spotlights, tiled splashbacks, wood effect laminate flooring, UPVC double glazed French doors to rear.

First Floor

Landing
9'11 x 5'11 (3.02m x 1.80m)

UPVC double glazed window, smoke alarm, loft access, storage cupboard, doors to three bedrooms and shower room.

Bedroom One
117 x 10'2 (35.66m x 3.10m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two
11'10 x 9'11 (3.61m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom Three
7'8 x 6'9 (2.34m x 2.06m)

UPVC double glazed window, central heating radiator.

Shower Room
5'9 x 5'8 (1.75m x 1.73m)

UPVC double glazed frosted window, enclosed direct feed rainfall shower and additional rinse head, dual flush WC and vanity top wash basin with mixer tap, PVC ceiling, spotlights, tiled elevations, tiled flooring.

External

Rear
Enclosed with decking area, stone and slate chippings, pond.

Bar
14'9 x 6'10 (4.50m x 2.08m)

Summer House
15'5 x 12'2 (4.70m x 3.71m)

Three hardwood windows, television point, log burner.

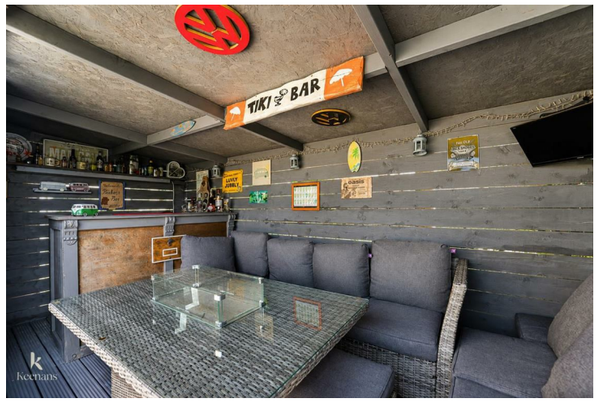
Front
Driveway, laid to lawn garden.

















Tel: 01282469023

www.keenans-estateagents.co.uk