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For
Sale



12 Ennerdale Road
Burnley BB10 4HJ

£170,000



Key Features:

- Mature semi detached family home
- Large through lounge
- Three bedrooms
- Potential for extension
- Detached single garage
- Ideal for growing family
- Separate kitchen
- Three piece modern bathroom
- Large low maintenance garden
- Double driveway

Tenure: Leasehold
EPC Rating: D
Council Tax Band: C



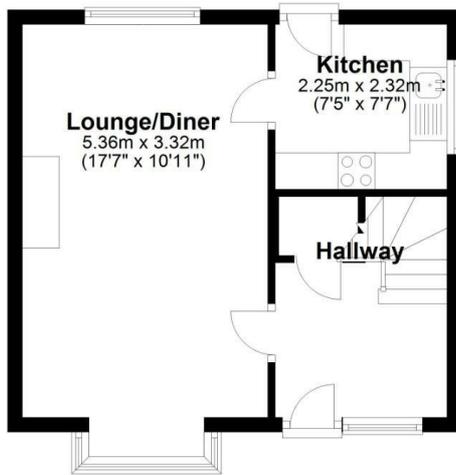
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3 BEDROOM House - Semi-Detached

Ground Floor



First Floor



Main Description:

Infused with light, this three bedroom home is located in an established and highly sought after location. This family home has the potential to be extended similar to other homes nearby subject to obtaining the necessary planning consents.

Approached from a central entrance hallway with a staircase ascending to the first floor. The lounge is positioned to the left hand side of the hall and boasts a bay window and an inset gas fire to the chimney breast which provides instant warmth and ambience. The kitchen is positioned to the rear of the property and houses an extensive arrangement of wall and base units with co-ordinating work surfaces and has an integrated oven and induction hob.

On the first floor there are three bedrooms comprising of two doubles and one single together with a 3 piece family bathroom.

Externally to the front is a private driveway providing ample off road parking and low maintenance patio forecourt. To the rear is a continuation of the low maintenance patio; in addition there is large garden which is finished with artificial grass for low maintenance. Perfect for those alfresco occasions and ideal for summer time relaxation.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property