



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.

Keswick Road, Burnley

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using FloorUp.
Total area: approx. 92.2 sq. metres (992.3 sq. feet)

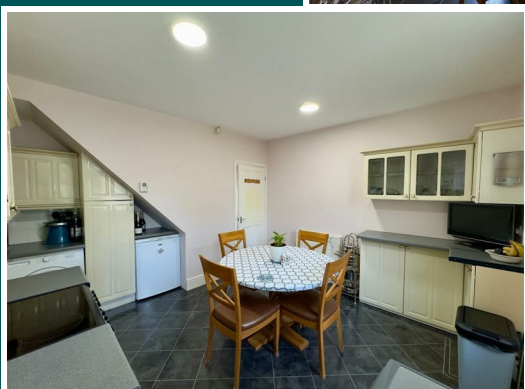


Ground Floor
Approx. 58.7 sq. metres (631.7 sq. feet)

First Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



Asking Price £169,950



27 Keswick Road

**Burnley
BB10 1HW**



Council Tax Band: A



Petty Real are delighted to offer for sale this well-presented two-bedroom semi-detached property, ideally situated in the highly sought-after Keswick Road, Burnley (Colne Road area of Burnley.)

The property benefits from gated off-road parking to the front, leading to a large detached garage, providing excellent parking and storage facilities. To the rear, there is a generous patio area, perfect for outdoor entertaining and enjoying the warmer months.

Conveniently located close to a range of local amenities, shops, and transport links, the property also falls within the catchment area of highly regarded primary and secondary schools, making it an ideal choice for first-time buyers, downsizers, and small families alike.

Offered to the market with the added advantage of no onward chain, this is an excellent opportunity not to be missed. Early viewing is highly recommended.

For further information or to arrange a viewing, please contact Petty Real on 01282 415111.

Property Description

Accommodation

Entering the property via the side entrance, you are welcomed into a well-proportioned and thoughtfully arranged home.

To the front of the property is the spacious reception room measuring 4.11m x 3.62m (13'6" x 11'11"). This attractive living space benefits from a large bay window which floods the room with natural light, whilst offering ample space for a variety of furniture layouts to suit individual requirements.

Positioned to the rear is the impressive open-plan dining kitchen, measuring 4.11m x 4.34m (13'6" x 14'3"). The room provides excellent space for both cooking and dining, comfortably accommodating a large dining table and chairs. The kitchen features a range of fitted units with work surfaces extending along the right-hand wall and continuing into the area beneath the staircase, which has been opened up to create additional storage and preparation space. A box bay window overlooking the rear garden houses the sink area and enhances the room with natural light.

Accessed directly from the kitchen is a substantial attached garage, measuring 6.88m x 4.19m (22'7" x 13'9"). This versatile space offers secure parking for a vehicle, excellent storage capacity, or potential for workshop use, subject to any necessary consents.

First Floor

The landing provides access to two well-sized bedrooms and the family bathroom.

The generous master bedroom, located to the front of the property, measures 4.11m x 3.64m (13'6" x 11'11"). This spacious double bedroom benefits from fitted wardrobes along one wall and offers ample room for additional freestanding bedroom furniture.

Bedroom two is situated to the rear and measures 4.11m x 2.41m (13'6" x 7'11"). A versatile room suitable as a child's bedroom, guest room, dressing room or home office. The property's boiler is neatly housed within a built-in storage cupboard.

Completing the first-floor accommodation is the family bathroom, measuring 2.00m x 1.83m (6'7" x 6'0"). The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, pedestal wash hand basin and low-level WC.

Additional Information:

The property further benefits from a useful loft space, accessed via a pull-down ladder from the landing. The loft has been fully boarded and insulated, providing excellent additional storage space.

View more about this property online....

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