



23 Prairie Crescent, Burnley, Lancashire. BB10 1EU

- The perfect family home
- Occupying a popular location
- Offered for sale with no onward chain - vacant possession
- Found a short drive from the local motorway network
- Well presented accommodation on offer
- One generous 'sunshine' reception room
- Morning room
- Separate fitted kitchen
- Three first floor bedrooms
- Three piece bathroom suite
- Well proportioned gardens to the front and rear
- Driveway providing off road parking
- Detached grage
- Early viewing a must!



PROPERTY DESCRIPTION

!! The perfect family home !! Occupying a popular location this three bedroom semi detached home is offered for sale with no onward chain and is sure to catch the eye of anyone looking for their family home. The well presented accommodation comprises of: one 'sunshine' reception room, a morning room, separate kitchen, three first floor bedrooms and a modern three piece bathroom suite. The property boasts well proportioned gardens to the front and rear and has off road parking leading to a detached garage. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with access to both ground floor reception rooms, staircase off leading to the first floor.

Sitting Room

5.79m x 3.63m (19' 0" x 11' 11") a welcoming sunshine reception room with a Upvc double glazed bay window to the front and double glazed window to the rear, feature gas fire with complimentary surround and a radiator x 2.

Morning Room

2.39m x 2.54m (7' 10" x 8' 4") could be used as a dining room and having a double glazed window to the side, access to the under stairs pantry, radiator and doorway through to:

Kitchen

3.35m x 2.69m (11' 0" x 8' 10") a comprehensive range of wall and base units that boast a rolled edge working surface that incorporates a one bowl sink and drainer. There is ample space for appliances, a Upvc double glazed window to the rear and a Upvc door leading into the garden. Splash back tiled to compliment.

First Floor

Bedroom One

3.68m x 3.68m (12' 1" x 12' 1") a generous main bedroom with a range of fitted furniture that includes wardrobes, dressing table and drawers and a Upvc double glazed window to the front. Radiator.

Bedroom Two

2.59m x 2.14m (8' 6" x 7' 0") with a Upvc double glazed window to the rear and a radiator.

Bedroom Three

2.59m x 2.41m (8' 6" x 7' 11") maximum measurement. with a Upvc double glazed window to the rear and a radiator.

Bathroom

a modern, fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Tiled to compliment and a Upvc double glazed window. Heated towel rail.

Attic

Attic

Boarded and accessed via a retractable aluminum ladder fitted to provide additional storage.

Outside

Outside

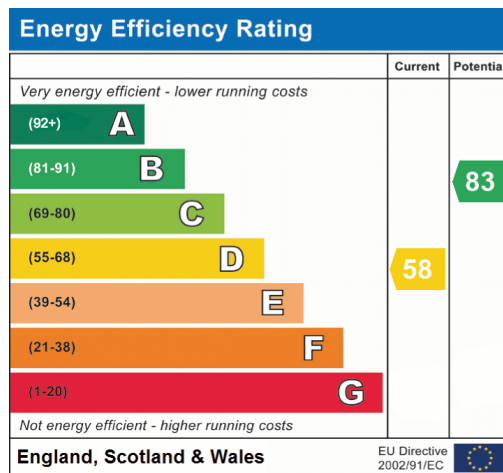
the property boasts beautifully maintained gardens to the front and rear with the rear garden having a paved patio ideal for catching the afternoon sun.

There is a driveway providing ample off road parking and leading to:

Detached Garage

with up and over door, power and lighting.





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