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Real

16 Loxley Gardens  
Burnley  
BB12 6PW



For Sale

£200,000

- Semi-Detached
- Four Bedrooms
- Corner Plot
- Off Road Parking
- Cul-De-Sac

- Large Living Room
- Close To Local Amenities
- Good Transport Links
- Kitchen/Diner
- Large Garden



A four bedroom, semi-detached property situated on a quiet cul-de-sac on the outskirts of Burnley. Occupying a choice corner plot with excellent garden and off road parking facility for two cars. Close to local amenities, accredited schools and a short drive to the M65 with transport links to Manchester, Preston and Blackburn, this property presents an ideal purchase for a growing family.

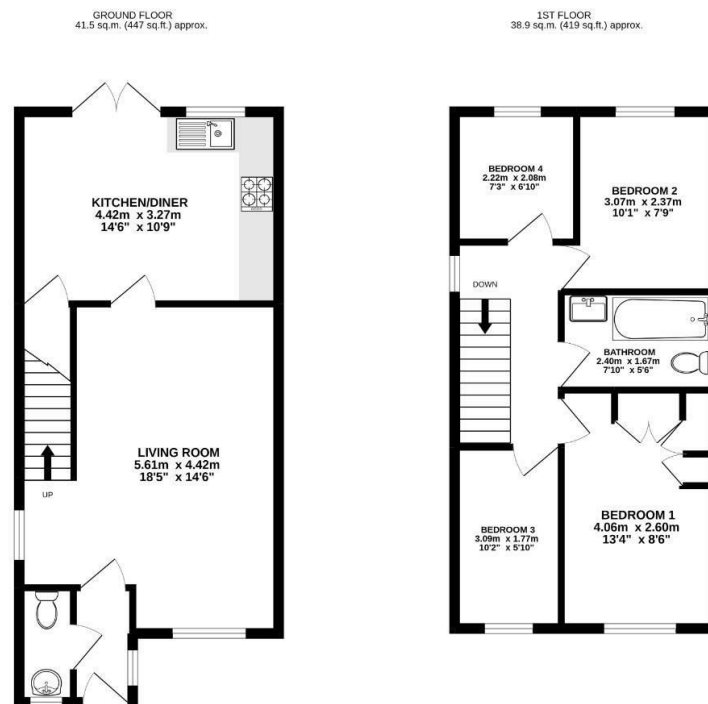
The property briefly comprises to the ground floor an entrance hallway leading to the living room and a useful downstairs cloakroom. The living room is a generous size boasting a modern fireplace with gas fire and an open-plan staircase. The to the rear is a spacious kitchen/diner housing matching wall, base and drawer units with complimentary work surfaces, stainless steel sink, integrated oven, gas hob with overhead extractor fan, a useful under stair storage cupboard and patio doors leading to the rear garden.

On the first floor are four well proportioned rooms, two doubles and two singles and a modern family bathroom housing a white three piece suite comprising a low level WC, wash basin with vanity unit and panelled bath with overhead shower.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a garden forecourt to the front and an easy manageable garden to the rear with patio and gravel area.

The property is freehold and council tax band C.



TOTAL FLOOR AREA: 80.4 sq.m. (866 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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