



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	
EU Directive 2002/91/EC	

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

## Raygill Avenue, Burnley, BB11 4RA

### Offers Over £175,000

#### THE PERFECT FAMILY HOME

Offering an abundance of indoor space and having been presented and maintained to the highest standard throughout with off road parking, hill views from the rear and open plan kitchen diner, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Burnley. Situated conveniently close to bus route, local schools and amenities, as well as network links to Pendle, Accrington, Rossendale and major motorway links. With three generously sized bedrooms, two living areas and gardens to both the front and the rear, this property is the perfect family home to put your own stamp on!

The property comprises briefly; a welcoming entrance porch guides you on to a hallway which provides access through to a spacious reception room, open on to a kitchen diner and houses a staircase to the first floor. The kitchen diner leads on to a second living space. The first floor comprises of doors on to three generously sized bedrooms and a three-piece shower room. Externally there is an enclosed garden to the rear with patio and bedding areas. To the front there is a garden with off road parking.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

# Raygill Avenue, Burnley, BB11 4RA

## Offers Over £175,000



- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking With Block Paved Driveway
- No Chain Delay
- Ideal Family Home With Viewing Essential
- Envious Views To The Rear
- Open Plan Kitchen And Dining Area
- Easy Access To Local Amenities
- Close Proximity To Commuter Routes

### Ground Floor

#### Entrance

Via a composite double glazed frosted door to porch.

#### Porch

10'7 x 4'5 (3.23m x 1.35m)

UPVC double glazed window, wood panel elevation, tiled floor and hard wood single glazed frosted door to hall.

#### Hall

15'1 x 2'11 (4.60m x 0.89m)

UPVC double glazed window, central heating radiator, coving, wood effect laminate floor, door to reception room, open to kitchen/dining area and stairs to first floor.

#### Reception Room

19'2 x 14'8 (5.84m x 4.47m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, dado, gas fire with granite hearth, television point and under stairs storage.

#### Kitchen/Diner

21'1 x 15'3 (6.43m x 4.65m)

Two UPVC double glazed windows, hard wood single glazed window, central heating radiator, range of wood effect panel wall and base units, granite and wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for electric oven, integrated extractor hood, space for fridge freezer, plumbed for washing machine and dish washer, dado, part tiled floor, part wood effect floor, door to reception room two/dining area and UPVC double glazed frosted door to rear.

#### Reception Room Two/Dining Area

15'10 x 6'10 (4.83m x 2.08m)

UPVC double glazed window, electric heating radiator, spotlights and wood effect laminate floor.

### First Floor

#### Landing

11'7 x 5'10 (3.53m x 1.78m)

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

#### Bedroom One

14'8 x 10'2 (4.47m x 3.10m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Two

10'8 x 8'10 (3.25m x 2.69m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate floor.

#### Bedroom Three

8'6 x 8'2 (2.59m x 2.49m)

UPVC double glazed window, central heating radiator, loft access, coving and wood effect laminate floor.

### Shower Room

7'4 x 5'4 (2.24m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, three piece suite, enclosed double direct feed rain fall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, extractor fan, PVC to ceiling and tiled floor.

### External

#### Front

Garden with off road parking.

#### Rear

Enclosed garden with patio and bedding areas.

