



Total area: approx. 123.1 sq. metres (1324.9 sq. feet)

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		87	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

Barnfield Avenue, Burnley, BB10 3JQ

Offers Over £260,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout and flowing internally with character and charm, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the highly sought after location of Burnley on an ever popular estate. With enviable views, driveway, three double bedrooms and having been finished to a beautiful standard, this property has everything needed to create a perfect family home! Situated conveniently close to bus routes, good schools and amenities, as well as network links to Nelson, Colne, major motorway links and close to Burnley centre. The property has been a credit to the current owners who has presented the property to a beautiful standard.

The property comprises briefly; a welcoming entrance hallway leads through to two spacious reception rooms, kitchen, WC and staircase to the first floor. The second reception room leads through to an orangerie whilst the kitchen leads on to a utility room. The first floor comprises of doors on to three double bedrooms and a four piece bathroom suite. Externally, there is an enclosed laid to lawn garden with patio and bedding areas and detached garage. To the front, there is a laid to lawn garden with bedding areas and driveway.

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

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Offers Over £260,000

 3  1  3  B

- Semi Detached Property
- Spacious Living Areas
- Off Road Parking On Driveway
- EPC Rating B
- Three Bedrooms Three
- Four Piece Bathroom Suite
- Tenure Freehold
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band

Ground Floor

Entrance

Composite double glazed frosted front door leading into the hall.

Hall

13'09 x 7'02 (4.19m x 2.18m)

Central heating radiator, coving, smoke alarm, doors leading to two reception rooms, kitchen, WC and stairs leading up to the first floor.

WC

8'05 x 2'08 (2.57m x 0.81m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, dual flush WC, part tiled elevations and tiled flooring.

Reception Room One

16'11 x 11'09 (5.16m x 3.58m)

Two UPVC double glazed windows, central heating radiator, living flame gas fire, television point and coving to the ceiling.

Reception Room Two

11'07 x 9'07 (3.53m x 2.92m)

Central heating radiator, coving to the ceiling, store cupboard and UPVC double glazed patio doors leading into the orangery.

Orangery

11'10 x 9 (3.61m x 2.74m)

Two UPVC double glazed windows, central heating radiator, wood effect flooring and UPVC double glazed door leading out to the rear of the property.

Kitchen

14'09 x 9'03 (4.50m x 2.82m)

Two UPVC double glazed windows, central heating radiator, range of grey wall and base units with marble effect surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, coving to the ceiling, spotlights, understairs storage, tile effect flooring and UPVC double glazed frosted door leading to the utility room.

Utility Room

8'10 x 6'10 (2.69m x 2.08m)

Three UPVC double glazed windows, plumbing for washing machine, space for dryer, coving to the ceiling and UPVC double glazed door leading out to the rear of the property.

First Floor

Landing

14'03 x 6 (4.34m x 1.83m)

UPVC double glazed window, coving to the ceiling, access to the loft, doors leading to three bedrooms and bathroom.

Bedroom One

13'11 x 12 (4.24m x 3.66m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bedroom Two

14'11 x 9'11 (4.55m x 3.02m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bedroom Three

14'11 x 9'07 (4.55m x 2.92m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bathroom

10'05 x 7'08 (3.18m x 2.34m)

UPVC double glazed frosted window, chrome heated towel rail, double direct feed shower, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head, part tiled elevations, coving to the ceiling and spotlights.

Exterior

Rear

Laid to lawn garden with patio and bedding areas.

Front

Laid to lawn garden, off road parking and access to the garage.

