



Total area: approx. 62.2 sq. metres (669.1 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.



## Crow Wood Avenue, Burnley, BB12 0JG

### Offers Over £194,950

A NEWLY RENOVATED AND MODERN TRUE BUNGALOW

Keenans are delighted to present to the market this immaculate and newly renovated two bedroom bungalow on a sought after estate in Burnley. Neutrally decorated and bright throughout, having a spacious reception room and large garden room to the rear, two bedrooms and a stunning rear garden. As well as a recently fitted wet room and brand new modern kitchen. This property would be perfect for a couple or anybody looking for single storey living. Situated conveniently close to Burnley town centre, transport links to neighbouring towns and local schools. This home is truly not one to be missed!

The property comprises briefly; entrance via the porch into a welcoming and bright reception room which has open access to the modern fitted kitchen. The reception room leads on to the inner hall which has access to the newly fitted wet room and two generously sized bedrooms. The second bedroom leads on to the garden room extension which has panoramic views of the garden. Externally to the rear of the property is a tiered garden with flagged patio areas, a laid to lawn and two timber sheds. The front of the property has a laid to lawn garden with bedding areas and access to the driveway with parking for several cars.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
50	
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.



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## Offers Over £194,950



- Tenure Freehold
- Council Tax Band B
- EPC Rating E
- Off Road Parking With Driveway
- Two Bedroom Semi Detached Bungalow
- Ideal home For A Couple Wishing To Downsize Viewing essential
- Fitted Kitchen And Three Piece Wet Room
- Envious Garden Room
- Expansive Tiered Landscaped Garden
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a UPVC door to porch.

#### Porch

4'3 x 3' (1.30m x 0.91m)

UPVC double glazed windows, UPVC frosted door to reception room.

#### Reception Room

13'5 x 10'4 (4.09m x 3.15m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point, open access to kitchen and door to inner hall.

#### Kitchen

7'6 x 5'5 (2.29m x 1.65m)

UPVC double glazed window, central heating towel rail, gloss wall and base units, laminate work tops, single oven, four ring electric hob, glass splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated fridge freezer, plumbed for washing machine, spots and wood effect floor.

#### Inner Hall

2'10 x 2'2 (0.86m x 0.66m)

Door to bedroom one, wet room, reception room two/bedroom two.

#### Bedroom One

12'2 x 10'4 (3.71m x 3.15m)

UPVC double glazed window, central heating radiator, loft access, fitted wardrobes and television point.

#### Wet Room

5'2 x 4'11 (1.57m x 1.50m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevation and tiled flooring.

#### Bedroom Two

8'8 x 8'2 (2.64m x 2.49m)

UPVC double glazed French doors and central heating radiator.

#### Garden Room

16'4 x 11'7 (4.98m x 3.53m)

UPVC double glazed sliding doors to rear, spotlights, television point, wood effect flooring and double glazed windows.

#### External

##### Rear

Enclosed tiered garden with stone steps, laid to lawn area, two timber sheds and access to driveway.

##### Front

Laid to lawn, bedding area and driveway for two vehicles.



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