



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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Middlesex Avenue, Burnley, BB12 6AA

Offers Over £180,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, fantastic gardens and four double bedrooms, this enviable four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Burnley. With a fantastic kitchen diner, not being overlooked and off road parking, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room leads on to a second reception room which guides you on to an inner hallway. The inner hallway which guides you through to a WC and kitchen. The kitchen leads on to a utility/study space. The first floor comprises of doors on to four double bedrooms and a four piece family bathroom. Externally there is a fantastic laid to lawn garden to the rear with stone chip and paved areas which is not overlooked. To the front there is a stone chip garden with paving and off road parking.

For further information or to arrange a viewing please contact our Hyndburn office.

Middlesex Avenue, Burnley, BB12 6AA

Offers Over £180,000



- Tenure Freehold
- Off Road Parking With Driveway
- Fitted Kitchen And Spacious Four Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band B
- Four Double Bedroom Semi Detached Property With Viewing Essential
- Enviaible Rear Laid To Lawn Garden Which Is Not over Looked
- EPC Rating D
- Ideal Family Home
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a composite double glazed frosted door to hall.

Hall

3'6 x 3'1 (1.07m x 0.94m)

Central heating radiator, dado rail, hardwood single glazed frosted door to reception room and stairs to first floor.

Reception Room One

14' x 13' (4.27m x 3.96m)

UPVC double glazed windows, central heating radiator, coving, ceiling rose, television point, gas fire, wood effect laminate flooring and hard wood single glazed frosted door to reception room two.

Reception Room Two

14' x 9' (4.27m x 2.74m)

Central heating radiator, coving, ceiling rose, television point, hard wood single glazed frosted door to inner hall and UPVC double glazed patio doors to rear.

Inner Hall

3'1 x 2'9 (0.94m x 0.84m)

Wood effect lino flooring, under stairs storage, doors to WC, and open to kitchen.

WC

5'5 x 2'9 (1.65m x 0.84m)

Dual flush WC, tiled elevation, coving and wood effect lino flooring.

Kitchen

17'8 x 9'1 (5.38m x 2.77m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with high spout mixer tap, integrated electric double oven with five ring gas hob and extractor hood, space for American fridge freezer, plumbed for dishwasher, washing machine and dryer, breakfast bar, smoke alarm, meter cupboard, wood effect lino flooring and door to pantry/utility room/office.

Pantry/Utility Room/Office

9'1 x 4'10 (2.77m x 1.47m)

UPVC double glazed window, central heating radiator and wood effect lino flooring.

First Floor

Landing

12'10 x 2'8 (3.91m x 0.81m)

Loft access, dado rail, doors to four double bedrooms and bathroom.

Bedroom One

17'3 x 10'1 (5.26m x 3.07m)

UPVC double glazed window, central heating radiator and ceiling rose.

Bedroom Two

14' x 9'1 (4.27m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

12'5 x 8'3 (3.78m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'1 x 8'6 (2.77m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 8'6 (2.77m x 2.59m)

UPVC double glazed frosted window, heated towel rail, four piece suite, pedestal wash basin with mixer tap, dual flush WC, enclosed direct feed shower, tiled panel bath, tiled elevation, spotlights, integrated linen cupboard and wood effect laminate flooring.

External

Rear

Laid to lawn garden with paving, stone chip, bedding areas and mature shrubs.

Front

Stone chip garden with bedding areas, paving and off road parking.

