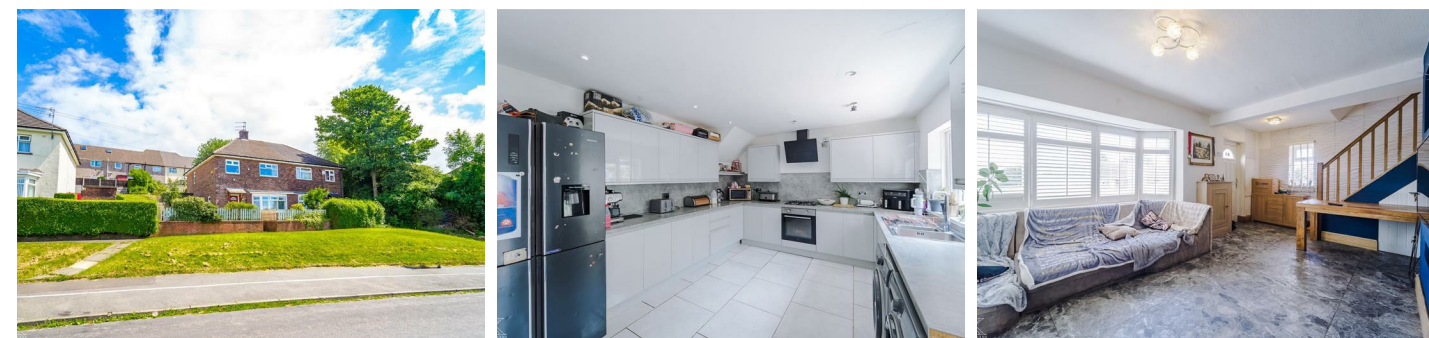


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

## Wycoller Avenue, Burnley, BB10 4LF

### £140,000

A FANTASTIC FIRST TIME HOME IN A POPULAR AREA

Situated in a popular area of Burnley, close to network links, amenities and schools stands this fantastic, three bed roomed dwelling. Benefiting from a spacious reception room, modern kitchen diner, three generously sized bedrooms and a shower room, as well as a tiered garden to the rear and modern interior. Perfectly suited to a couple looking for their first home or a small family. Don't miss the opportunity to make this house your home!

The property comprises briefly; entrance into a welcoming reception room that has open access to the kitchen diner and staircase to the first floor. The kitchen has access to the garden. To the first floor you will find three bedrooms and a three piece shower room. Externally to the rear of the property you will find a tiered, gravelled garden with a patio area. The front provides a further laid to lawn garden.

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# Wycoller Avenue, Burnley, BB10 4LF

£140,000



- Semi-Detached House
- Spacious Reception Room
- On Street Parking
- EPC Rating: TBC
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band A

## Ground Floor

### Reception Room

19'9 x 11'1 (6.02m x 3.38m)

UPVC entrance door, two UPVC double glazed windows, television point, tiled flooring, stairs to the first floor and open to the dining kitchen.

### Dining Kitchen

19'9 x 11'2 (6.02m x 3.40m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, dishwasher, plumbing for washing machine, space for fridge freezer, spotlights and tiled flooring.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, loft access, wood effect flooring and doors to three bedrooms, shower room and storage.

### Bedroom One

13' x 11'6 (3.96m x 3.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

13'2 x 10'11 (4.01m x 3.33m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'6 x 8'5 (2.59m x 2.57m)

UPVC double glazed window and central heating radiator.

### Shower Room

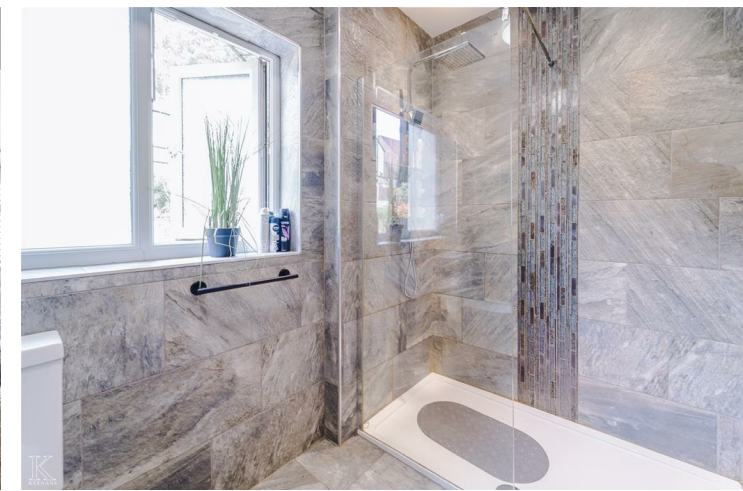
9'11 x 5'5 (3.02m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights and tiled flooring.

## External

### Rear

Enclosed multilevel paved garden with raised beds.



Tel: 01282469023

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