



Total area: approx. 105.2 sq. metres (1132.4 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			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

Clockhouse Avenue, Burnley, BB10 2SU

£275,000

STUNNING THREE-BEDROOM BUNGALOW

Welcome to Clockhouse Avenue, Burnley - a charming location where this beautifully presented three-bedroom bungalow awaits its new owners.

As you step inside, you'll be greeted by a sense of tranquillity and space, with a modern shower room finished to a high standard, offering a touch of luxury to your everyday routine. The spacious and peaceful garden, complete with artificial grass, not only provides a serene outdoor retreat but also ensures low maintenance, allowing you to relax and unwind without the hassle of constant upkeep.

Convenience is key with ample parking space in front of a detached garage, making coming home or hosting guests a stress-free experience. Whether you're looking to enjoy a quiet evening in or entertain friends and family, this property offers the perfect setting for both.

Don't miss out on the opportunity to make this bungalow your new home - a place where modern comfort meets peaceful living in the heart of Burnley.

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- Tenure Freehold
- Off Road Parking With Driveway
- Extensive Gardens To The Side And Rear
- Easy Access To Major Network Links
- Council Tax Band D
- Detached Bungalow
- Contemporary Fitted Kitchen
- EPC Rating D
- Three Bedrooms
- Ready To Move Into

Ground Floor

Entrance Porch

8'5 x 2'4 (2.57m x 0.71m)

UPVC door with frosted glass, UPVC double glazed windows, spotlights, PVC cladding and composite frosted glass door to hallway.

Hallway

11'5 x 4'6 (3.48m x 1.37m)

Coving, smoke alarm, access to loft, central heating radiator, storage cupboard, doors to reception room, WC, kitchen, three bedrooms and shower room.

WC

5'1 x 3'6 (1.55m x 1.07m)

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

Reception Room

14'5 x 11'5 (4.39m x 3.48m)

UPVC double glazed window, central heating radiator, gas fire with stone marble effect surround, coving, television point and access to the dining area.

Dining Area

9'10 x 9'9 (3.00m x 2.97m)

UPVC double glazed French doors to rear, central heating radiator, coving and door to kitchen.

Kitchen

11'10 x 9'10 (3.61m x 3.00m)

UPVC double glazed window, central heating radiator, range of wall and base units, wood effect laminate surface, stainless steel one and a half sink and drainer with mixer tap, four ring induction hob, extractor fan, double oven in a high rise unit, integrated dish washer, under counter fridge and freezer, plumbed for washing machine, tiled splash backs, tiled effect laminate floor and door to rear garden.

Shower Room

9'10 x 5'8 (3.00m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk in double direct feed rainfall shower and rinse head, PVC cladding to ceiling, spotlights, tiled elevation and tiled floor.

Bedroom One

11'8 x 9'10 (3.56m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'1 x 7'3 (2.46m x 2.21m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 8'10 (3.48m x 2.69m)

UPVC double glazed window, central heating radiator and UPVC French doors to the conservatory.

Sun Room

8'8 x 8'5 (2.64m x 2.57m)

Wrap around UPVC double glazed windows, UPVC double glazed French doors, spotlights, central heating radiator and tiled floor.

External

Garage

18'3 x 9'2 (5.56m x 2.79m)

UPVC double glazed frosted door, UPVC double glazed frosted window, up and over door, power and lighting.

Garden

Indian stone patio, paved steps leading to an artificial lawn, decking area to the rear. To the side Indian stone, gravel chipped bedding areas and steps leading to an artificial lawn.

