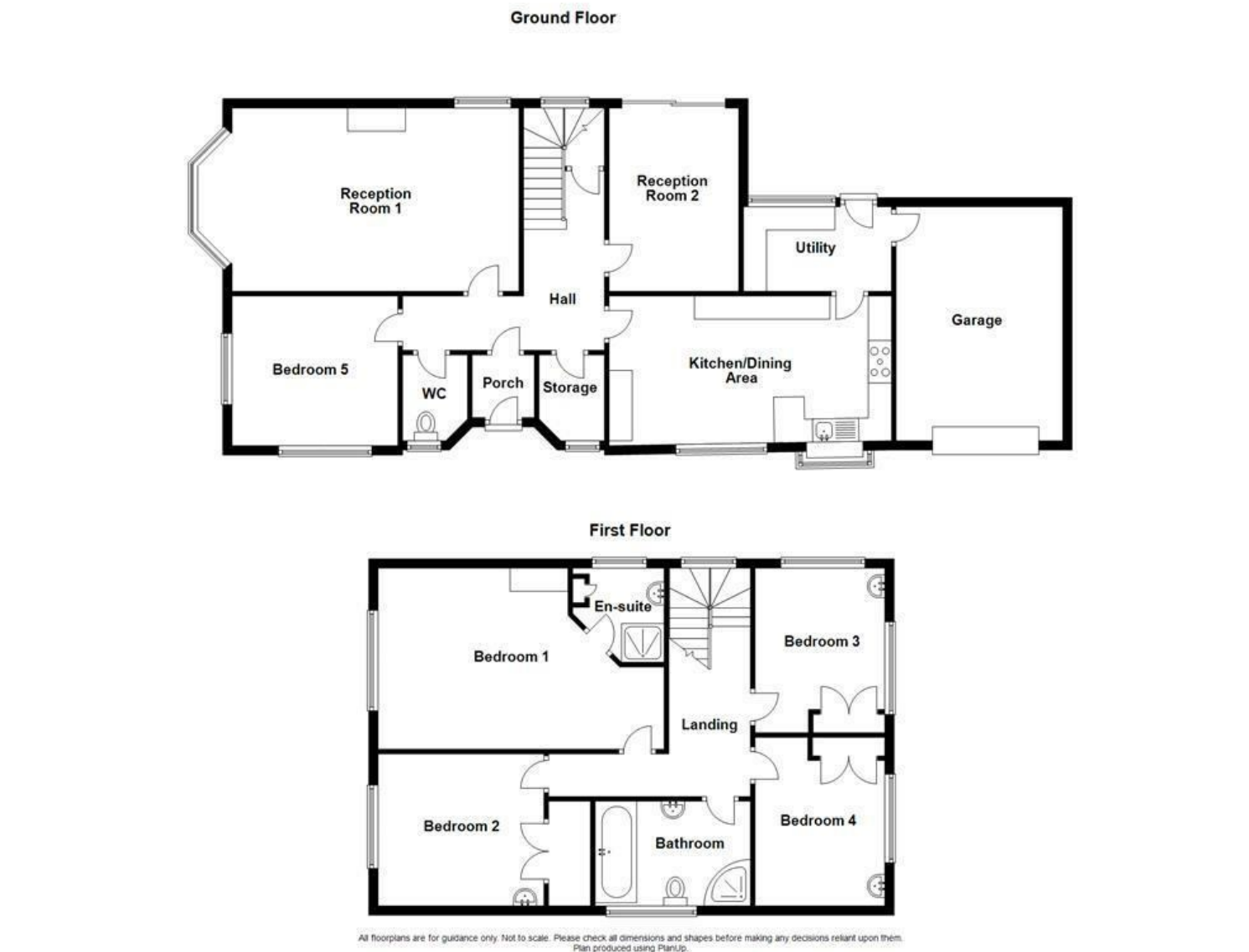




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Maybury Avenue, Burnley, BB12 8AL

Offers Over £410,000

AN ENVIABLE FIVE-BED, 1700 SQUARE FOOT DETACHED FAMILY HOME

Welcome to Maybury Avenue, Burnley - a stunning location for this beautiful five bedroom detached property that is just waiting for you to make it your own. This property is perfect for a growing family seeking versatile living spaces.

As you step inside, you'll be greeted by a spacious interior that offers plenty of room for everyone. The large and private gardens that surround the house provide a peaceful retreat where you can relax and unwind.

One of the standout features of this property is the ample off-road parking available from a private road, ensuring that you and your guests will always have a convenient place to park.

Don't miss out on the opportunity to own this wonderful family home in a desirable location. Maybury Avenue is calling - will you answer?

Maybury Avenue, Burnley, BB12 8AL

Offers Over £410,000

 5  2  2  D

- Exceptional Detached Property
 - Modern Fitted Dining Kitchen
 - Ample Off Road Parking and Integral Garage
 - EPC Rating D
- Five Bedrooms
 - Ample Living Space
 - Tenure Freehold
- Two Bathrooms
 - Extensive Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Porch

4'5 x 4'5 (1.35m x 1.35m)
UPVC double glazed stained glass front door, tiled flooring and hardwood single glazed stained glass door to hall.

Hall

14'4 x 5'9 (4.37m x 1.75m)
Central heating radiator, smoke detector, doors leading to two reception rooms, kitchen/dining area, WC, bedroom five and understairs storage and stairs to first floor.

WC

6'1 x 4'7 (1.85m x 1.40m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, PVC cladding to ceiling, tiled elevations and tiled flooring.

Bedroom Five

10'10 x 10'5 (3.30m x 3.18m)
UPVC double glazed window, central heating radiator and original tiled flooring.

Reception Room One

21'6 x 13'0 (6.55m x 3.96m)
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, gas fire with marble surround and hearth, feature wall lights and television point.

Reception Room Two

13'0 x 9'2 (3.96m x 2.79m)
UPVC double glazed window, central heating radiator, gas fire with marble surround and hearth and UPVC double glazed patio doors to raised patio area.

Kitchen/Dining Area

17'6 x 10'7 (5.33m x 3.23m)
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, range of wall and base units with granite worktops, Plexiglass splashback, stainless steel sink and drainer with mixer tap, five burner induction hob, integrated high rise double oven, integrated dishwasher, plinth lighting, spotlights, integrated sound system and tiled flooring.

Utility

10'6 x 6'0 (3.20m x 1.83m)
UPVC double glazed window, range of wall and base units with laminate worktops, ceramic sink with mixer tap, plumbing for washing machine, space for fridge freezer, space for dryer, combi boiler, tiled flooring, door to garage and UPVC double glazed door to rear.

Garage

16'7 x 11'10 (5.05m x 3.61m)
Power, lighting, smoke detector, loft access and up and over garage door.

First Floor

Landing

16'2 x 5'9 (4.93m x 1.75m)
UPVC double glazed window, central heating radiator, loft access via pull down ladder, smoke detector, doors leading to four bedrooms and family bathroom.

Bedroom One

20'3 x 12'10 (6.17m x 3.91m)
UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'8 x 6'6 (2.03m x 1.98m)
UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with mixer tap, corner direct feed rainfall shower with rinse head, PVC cladding to ceiling, tiled elevations and tiled flooring.

Bedroom Two

11'9 x 10'9 (3.58m x 3.28m)
UPVC double glazed window, central heating radiator and vanity top wash basin with mixer tap, tiled splashback and fitted wardrobes.

Bedroom Three

11'8 x 9'2 (3.56m x 2.79m)
Two UPVC double glazed windows, central heating radiator and vanity top wash basin with mixer tap, tiled splashback and fitted wardrobes.

Bedroom Four

11'11 x 9'2 (3.63m x 2.79m)
UPVC double glazed window, central heating radiator and vanity top wash basin with mixer tap, tiled splashback and fitted wardrobes.

Bathroom

11'0 x 7'5 (3.35m x 2.26m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, corner direct feed rainfall shower with rinse head, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio, mature shrubbery bedding areas, slate chippings, pergola and metal shed.

Front

Paving, slate chippings, mature shrubbery, tarmac driveway, access to integral garage and large laid to lawn garden to side.

