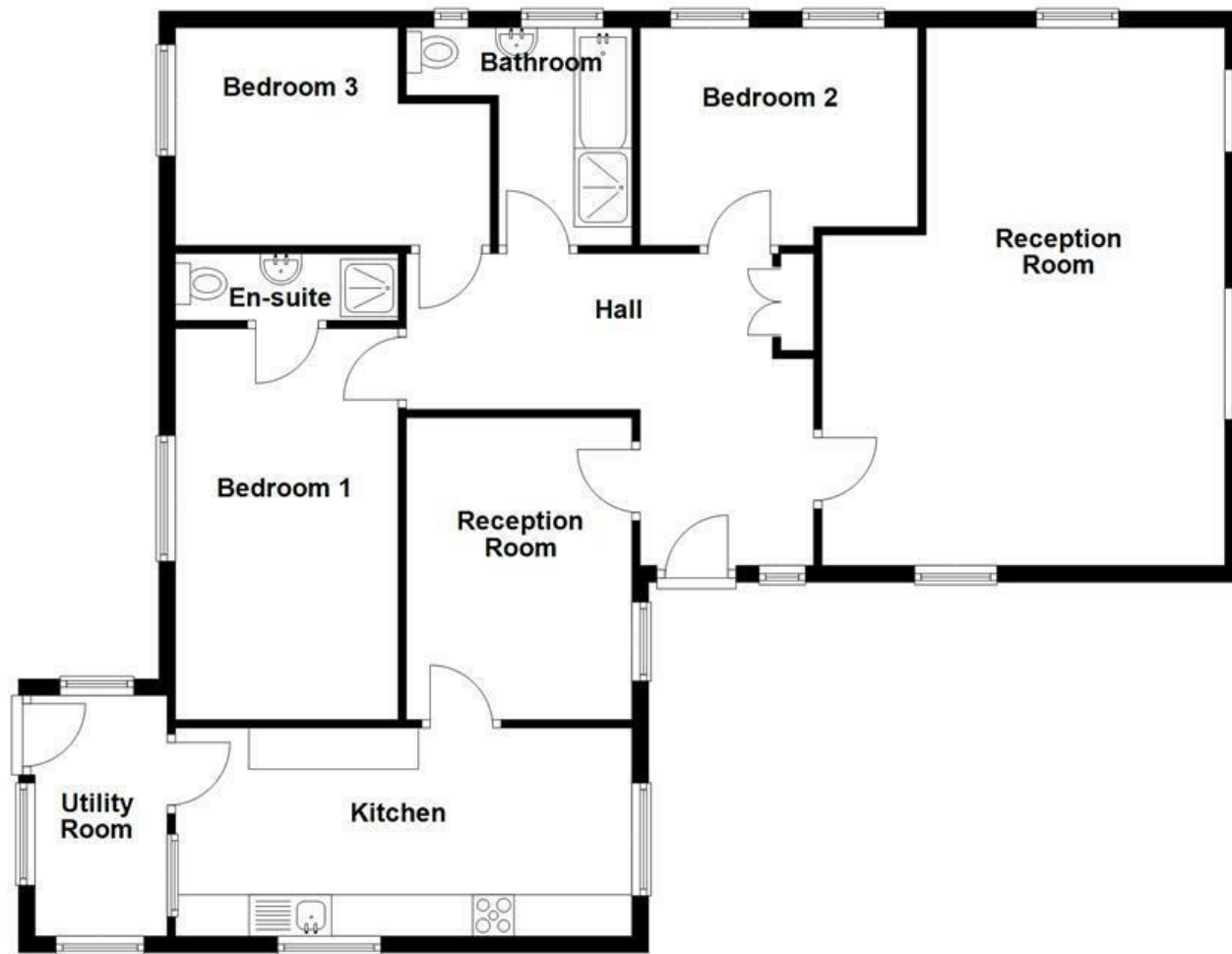


Ground Floor



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		66	
(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.

## Ravens Grove, Burnley, BB10 2RD

### £250,000

A FANTASTIC THREE-BED BUNGALOW ON A LARGE PLOT

Nestled in the charming Ravens Grove of Burnley, this delightful three-bedroom bungalow is a true gem waiting to be discovered. Boasting two bathrooms, this property offers both comfort and convenience for you and your family.

Situated on a generous corner plot, this house provides ample space for all your needs. The double garage is a fantastic addition, offering not only parking but also storage solutions. The large front and rear gardens are perfect for those with green fingers or for simply enjoying the outdoors in your own private sanctuary.

Located in a lovely estate, this property offers a peaceful and welcoming neighbourhood for you to call home. With plenty of off-road parking available, you'll never have to worry about finding a space for your vehicles.

Don't miss out on the opportunity to make this wonderful house your own. Book a viewing today and step into the potential of Ravens Grove living at its finest.

# Ravens Grove, Burnley, BB10 2RD

£250,000



- Immaculate Detached Bungalow
- Two Bathrooms
- Off Road Parking And Double Garage
- EPC Rating: D
- Three Bedrooms
- Main Bedroom With En Suite
- Tenure Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: D

## Ground Floor

### Hall

UPVC double glazed frosted glass entrance door, UPVC double glazed frosted glass window, central heating radiator, loft access, coving, storage cupboard, wood effect flooring and doors to two reception rooms, three bedrooms and bathroom.

### Reception Room One

21'2 x 16'1 (6.45m x 4.90m)

Four UPVC double glazed windows, central heating radiator, coving, TV point and laminate flooring.

### Reception Room Two

12'8 x 9' (3.86m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

### Kitchen

18'2 x 8'3 (5.54m x 2.51m)

Three UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, five burner gas hob, extractor fan, tiled splash back, plumbing for dishwasher and space for American style fridge freezer, tiled flooring and UPVC double glazed frosted glass door to utility room.

### Utility Room

9'7 x 5'3 (2.92m x 1.60m)

Three UPVC double glazed windows, central heating radiator, plumbing for washing machine, space for dryer, PVC panel roof, tiled flooring and UPVC double glazed door to rear.

### Bedroom One

15'7 x 8'10 (4.75m x 2.69m)

UPVC double glazed window, central heating radiator, coving, laminate flooring and door to en suite.

### En Suite

8'10 x 2'8 (2.69m x 0.81m)

Central heated towel rail, spotlights, low level WC, pedestal wash basin with mixer tap, electric feed shower in single enclosure, extractor fan, tiled elevation and laminate flooring.

### Bedroom Two

11'9 x 8'8 (3.58m x 2.64m)

Two UPVC double glazed windows, central heating radiator, coving and laminate flooring.

### Bedroom Three

11'9 x 7'10 (3.58m x 2.39m)

UPVC double glazed window, central heating radiator, coving and laminate flooring.

### Bathroom

8'4 x 7'10 (2.54m x 2.39m)

Two UPVC double glazed frosted glass windows, central heated towel rail, coving, spotlights, low level WC, pedestal wash basin with waterfall tap and traditional tap, panel bath with traditional taps, direct feed shower, extractor fan, tiled elevation and vinyl flooring.

## External

### Front

Laid to lawn, mature shrubs, bedding areas and tarmac drive leading to double garage.

### Rear

Enclosed paved patio, tiered stone chip area, bedding areas and access to double garage.

### Garage

Up and over door, hardwood single glazed window, mains electrics and UPVC double glazed frosted glass door.



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