



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.



Goldfield Avenue, Burnley, BB10 3JJ Offers In The Region Of £275,000

THE PERFECT FAMILY HOME WITH NO CHAIN DELAY

Offering an abundance of indoor and outdoor space and having been presented and maintained beautifully throughout, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Burnley on a popular estate. Situated within the outskirts of Worsthorne and located close to bus routes, local schools and amenities, as well as network links to Pendle, Accrington, Rossendale and major motorway links. With added conservatory, fantastic partial garage conversion and modern fixtures and fittings, this property is the perfect family home truly not to be missed! With views over the singing ringing tree and boasting from neutral decoration, off road parking and storage garage, this property is ideal for any growing family!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen and houses a staircase to the first floor. The reception room leads on to a generously sized conservatory. The kitchen guides you through to a utility room which then leads on to a shower room. The first floor comprises of doors on to three sizeable bedroom and a modern shower room. Externally there is an enclosed garden to the rear with laid to lawn and Indian stone paving areas. To the front there is a stone chip garden with block paved driveway and access on to the storage garage.

For further information or to arrange a viewing please contact our Burnley team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

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- Exquisite Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

13'1 x 5'6 (3.99m x 1.68m)
UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

27'4 x 11'7 (8.33m x 3.53m)
UPVC double glazed bay window, two central heating radiators, coving, two ceiling roses, electric wall mounted fire, television point and UPVC double glazed French doors to conservatory.

Conservatory

14'7 x 11'1 (4.45m x 3.38m)
UPVC double glazed windows, upright central heating radiator, polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

Kitchen/Dining Area

17'2 x 12'1 (5.23m x 3.68m)
Two UPVC double glazed windows, upright central heating radiator, range of wall and base units with granite effect worktops, tiled splashback, stainless steel one and a half bowl sink and drainer, integrated electric Bosch and combi microwave, five ring induction hob and extractor hood, space for fridge, spotlights, Karndean flooring, door to utility and UPVC double glazed frosted to rear.

Utility

7'2 x 4'4 (2.18m x 1.32m)
Plumbing for washing machine, space for dryer, granite effect worktops, space for fridge freezer, Worcester boiler, spotlights, tiled effect lino flooring and door to shower room.

Shower Room

7'2 x 5'6 (2.18m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, PVC to ceiling and tiled effect lino flooring.

First Floor

Landing

9'3 x 8'10 (2.82m x 2.69m)
UPVC double glazed window, loft access, coving, over stairs storage, doors to three bedrooms and shower room.

Bedroom One

14'11 x 10'8 (4.55m x 3.25m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12'1 x 7'10 (3.68m x 2.39m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'3 x 6'11 (2.82m x 2.11m)
UPVC double glazed window and central heating radiator.

Shower Room

9'4 x 6'5 (2.84m x 1.96m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, spotlights, PVC to ceiling, extractor fan and wood effect laminate flooring.

External

Rear

Enclosed garden with laid to lawn and Indian stone paving.

Front

Stone chip garden with block paved driveway and access to garage.

