



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		68	
(55-68) D			
(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.

Cardigan Avenue, Burnley, BB12 6AZ

Offers Over £115,000

ENVIABLE MID QUASI HOUSE

Welcome to Cardigan Avenue, Burnley - a charming property that is sure to capture your heart! This mid-quasi house boasts two spacious bedrooms, perfect for creating your own cosy retreats. The extensive reception room offers plenty of space for entertaining guests or simply relaxing after a long day.

The fitted kitchen comes equipped with under-counter appliances, making meal preparation a breeze. The modern walk-in shower room adds a touch of luxury to your daily routine, ensuring you start your day on the right note.

Step outside to discover the ample rear-sized garden space, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family. Imagine the possibilities this outdoor oasis holds for you!

Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and let Cardigan Avenue welcome you with open arms!

Cardigan Avenue, Burnley, BB12 6AZ

Offers Over £115,000



- Tenure Freehold
- On Street Parking
- Modern Shower Room
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Spacious Bedrooms
- Ideal Home For Small Family With Viewing Essential
- EPC Rating D
- Extensive Reception Room
- Ample Sized Rear Garden

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

10'10 x 6'8 (3.30m x 2.03m)

Central heating radiator, stairs to first floor and door to reception room.

Reception Room

21'9 x 10'9 (6.63m x 3.28m)

UPVC double glazed window, central heating radiator, coving, spotlights, television point, door to kitchen and UPVC double glazed patio doors to rear garden.

Kitchen

10'3 x 8'2 (3.12m x 2.49m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate work tops, double oven in a high rise unit, four ring electric hob, tiled splash back and extractor hood, stainless steel sink and drainer, access to boiler, under counter fridge and freezer, plumbed for washing machine and dryer and vinyl flooring.

First Floor

Landing

6'1 x 6'1 (1.85m x 1.85m)

Loft access, spotlights, coving, doors to two bedrooms and shower room.

Bedroom One

17'9 x 9'8 (5.41m x 2.95m)

Two UPVC double glazed windows, central heating radiator and television point.

Bedroom Two

11'5 x 9'8 (3.48m x 2.95m)

UPVC double glazed window, central heating radiator and television point.

Shower Room

7'7 x 5'3 (2.31m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower and rinse head, part tiled elevation and vinyl flooring.

External

Rear

Enclosed laid to lawn garden, paved patio, mature shrubs and outbuilding.

Front

Enclosed paved path to front entrance door and hedges.

