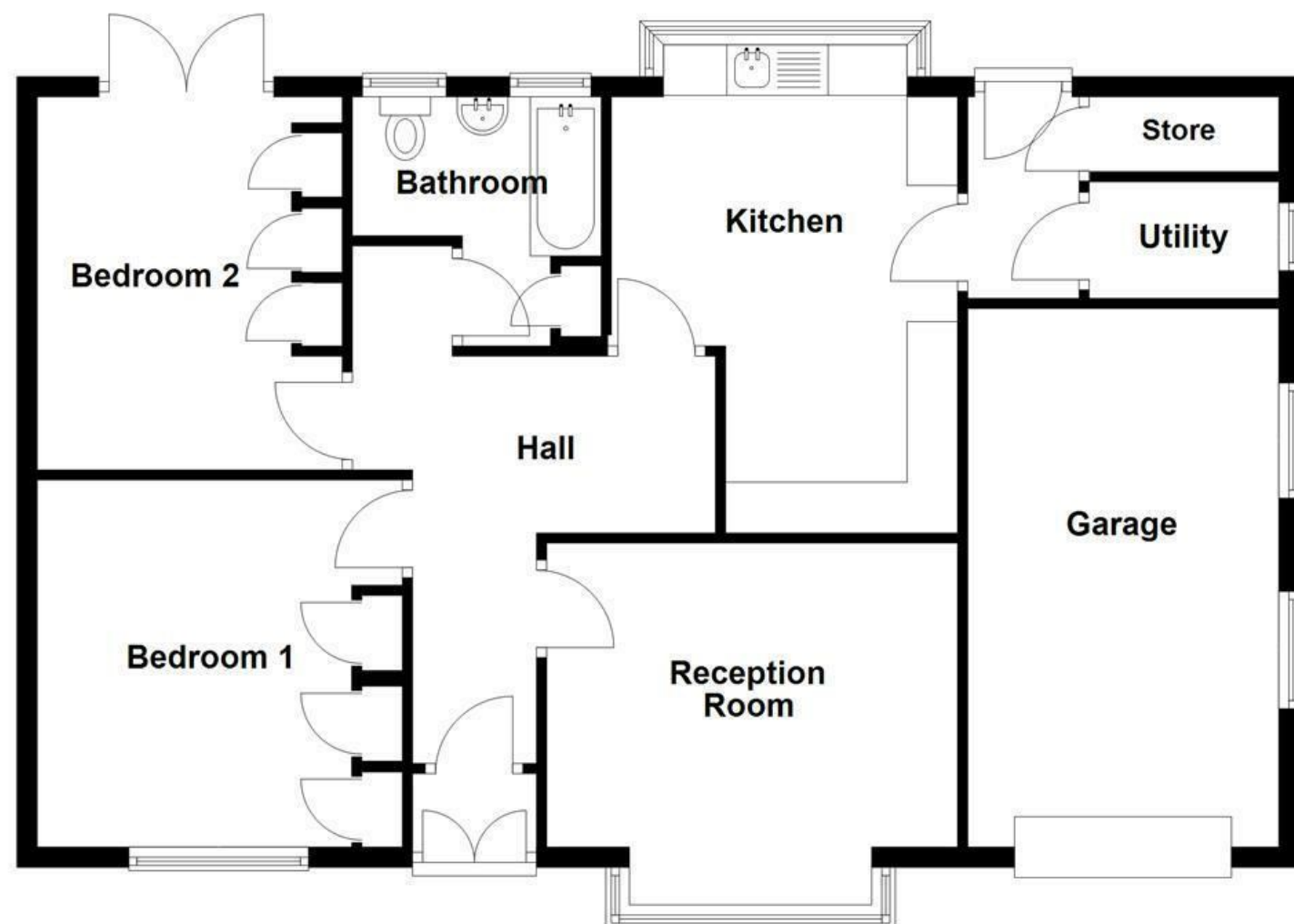


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

Barnfield Avenue, Burnley, BB10 3JQ

£235,000

AN EXCEPTIONAL TRUE BUNGALOW

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and enviable gardens, this outstanding two bedroom true bungalow is being proudly welcomed to the market in the most desirable location Burnley on the outskirts of Worsthorne. With integral garage, two driveways and neutral decoration, this property, once slightly modernised, has the potential to be the perfect forever home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway leads through to a spacious reception room, fitted kitchen diner, two generously sized bedrooms and a bathroom. The kitchen leads on to a side porch which guides you through to a utility room, store room, integral garage and out to the rear. Externally there is a generously sized garden to the rear with paving, stone chip, artificial lawn, bedding, mature shrubs and fish pond. To the front there is a double driveway with stone chip and bedding areas, access to the garage and stunning original feature street light.

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

Barnfield Avenue, Burnley, BB10 3JQ

£235,000



- Spacious Detached Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Two Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band D

Ground Floor

Entrance Vestibule

4'0 x 2'5 (1.22m x 0.74m)

Hardwood single glazed leaded double front doors, dado rail and hardwood single glazed frosted door to hall.

Reception Room

13'7 x 13'4 (4.14m x 4.06m)

UPVC double glazed leaded box window, central heating radiator, coving, ceiling rose, gas fire with marble effect hearth and surround, two feature wall lights, dado rail and television point.

Kitchen

14'1 x 11'4 (4.29m x 3.45m)

UPVC double glazed leaded box window, central heating radiator, range of panelled wall and base units with tiled work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for oven, integrated extractor hood, exposed beams, ceiling fan, wood effect laminate flooring and hardwood single glazed leaded door to side porch.

Side Porch

7'5 x 3'5 (2.26m x 1.04m)

Wood cladding to ceiling, tiled flooring, doors to garage, utility, store room and UPVC double glazed door to rear.

Utility

6'2 x 4'1 (1.88m x 1.24m)

UPVC double glazed frosted window, plumbing for washing machine, space for fridge freezer and tiled flooring.

Store Room

6'2 x 3'0 (1.88m x 0.91m)

Garage

17'5 x 10'1 (5.31m x 3.07m)

Two UPVC double glazed frosted windows, power, lighting, Vaillant boiler and up and over garage door.

Bedroom One

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

UPVC double glazed leaded window, central heating radiator, coving, ceiling rose and fitted wardrobes.

Bedroom Two

12'1 x 9'10 (3.68m x 3.00m)

Central heating radiator, coving, ceiling rose, two feature wall lights, fitted wardrobe and hardwood double glazed French doors to rear.

Bathroom

8'1 x 8'1 (2.46m x 2.46m)

Two UPVC double glazed frosted leaded windows, central heating radiator, panel bath with direct feed shower and traditional taps, dual flush WC, pedestal wash basin with traditional taps, tiled elevations, coving, integrated linen cupboard and wood effect vinyl flooring.

External

Rear

Enclosed garden with decking, paving, stone chip areas, artificial lawn, mature shrubbery and hedges, pond and timber storage shed.

Front

Crazy paved driveway with bedding and stone chip areas.

