



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

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Rosewood Avenue, Burnley, BB11 2PH

£250,000

CHARMING FOUR BEDROOM SEMI DETACHED HOME IN AN ENVIABLE LOCATION

Located on Rosewood Avenue in Burnley, this delightful semi-detached house offers a perfect blend of comfort and convenience for families. Boasting four spacious bedrooms, this property is ideal for those seeking ample living space. The home features three inviting reception rooms, providing plenty of room for relaxation and entertaining guests.

A lovely conservatory extends the living area, allowing natural light to flood in and creating a serene space to enjoy the garden views. The large rear garden is laid to lawn, offering a wonderful outdoor space for children to play or for hosting summer gatherings. Additionally, the property benefits from off-road parking, with a driveway and garage, ensuring that parking is never a concern.

Situated in a great location, this home is close to local schools, making it an excellent choice for families. The town centre is also within easy reach, providing access to a variety of shops, restaurants, and amenities. This property presents a fantastic opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new family residence.

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£250,000



- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: TBC
- Four Well Proportioned Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Spacious Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Porch

5' x 3'3 (1.52m x 0.99m)
UPVC double glazed entrance door and UPVC double glazed frosted door to reception room one.

Reception Room One

17'6 x 13'6 (5.33m x 4.11m)
UPVC double glazed bow window, two central heating radiators, smoke alarm, coving, gas fire, marble effect hearth and surround, wood mantle, stairs to first floor and door to kitchen.

Kitchen

14'11 x 8' (4.55m x 2.44m)
UPVC double glazed window, central heating radiator, coving, panel wall and base units, laminate worktops, integrated double oven in high rise unit, four ring electric hob, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for dishwasher, space for fridge freezer, plumbing for washing machine, Valliant boiler, part tiled elevation, wood effect laminate floor and doors to reception room two and garage.

Reception Room Two

15'7 x 9'7 (4.75m x 2.92m)
Central heating radiator, coving and UPVC double glazed sliding doors to conservatory.

Conservatory

17'2 x 8'3 (5.23m x 2.51m)
UPVC double glazed windows, central heating radiator, tiled floor and UPVC double glazed frosted door to rear.

Garage

17'3 x 9'4 (5.26m x 2.84m)
Up and over door, UPVC double glazed frosted window, electrics, UPVC double glazed frosted door to rear,

First Floor

Landing

8' x 7' (2.44m x 2.13m)
Doors to four bedrooms and bathroom.

Bedroom One

13' x 9'8 (3.96m x 2.95m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

11'2 x 9'7 (3.40m x 2.92m)
UPVC double glazed window, central heating radiator, loft access and storage.

Bedroom Three

16'7 x 9'2 (5.05m x 2.79m)
Two UPVC double glazed windows, two central heating radiators and coving.

Bedroom Four

7'6 x 6'10 (2.29m x 2.08m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

6'1 x 6' (1.85m x 1.83m)
UPVC double glazed frosted window, central heating radiator, spotlights, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, storage, tiled elevation and wood effect lino flooring

External

Front

Laid to lawn garden, stone chips, bedding areas and block paved drive leading to garage.

Rear

Laid to lawn garden, paving, bedding areas, stone chips and timber shed.

