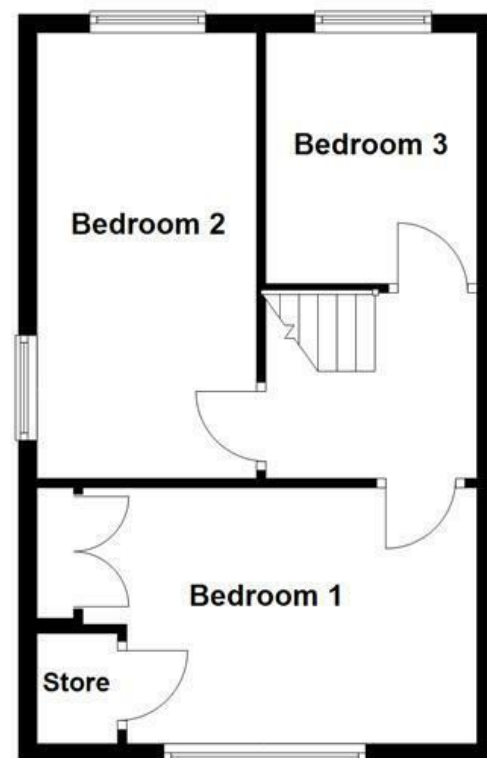


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(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.

Sutton Avenue, Burnley, BB10 2NS

£180,000

CHARMING THREE BEDROOM SEMI DETACHED HOME IN THE HEART OF BURNLEY

Situated on Sutton Avenue in Burnley, this delightful semi-detached house offers a perfect blend of modern living and picturesque surroundings. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you step inside, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern dining kitchen is a standout feature, designed to accommodate both cooking and dining with ease, making it the heart of the home.

One of the most appealing aspects of this property is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the beauty of the surrounding area. The large driveway provides ample parking space, complemented by a garage for additional storage or vehicle accommodation.

The property boasts both front and rear gardens, offering outdoor space for gardening, play, or simply enjoying the fresh air. This home is not just a place to live; it is a sanctuary where comfort meets convenience.

With its desirable location and impressive features, this semi-detached house on Sutton Avenue is a wonderful opportunity for anyone looking to settle in Burnley. Don't miss the chance to make this lovely property your new home.

Sutton Avenue, Burnley, BB10 2NS

£180,000

 3  1  1  D

- Stunning Semi Detached Property
 - Modern Fitted Dining Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Hall

5'11 x 4'2 (1.80m x 1.27m)
Composite double glazed frosted front door, coving, wood effect flooring, doors leading to reception room, kitchen/dining area, bathroom and stairs to first floor.

Reception Room

15'9 x 13'0 (4.80m x 3.96m)
Two UPVC double glazed windows, central heating radiator, coving, gas fire with stone effect surround and mantel, television point and wood effect flooring.

Kitchen/Dining Area

18'11 x 10'5 (5.77m x 3.18m)
Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double electric oven, four ring electric hob and extractor hood, integrated fridge and freezer, plumbing for washing machine, partial wood effect flooring, partial tiled effect flooring, door to understairs storage and UPVC double glazed frosted door to rear.

Bathroom

6'2 x 5'6 (1.88m x 1.68m)
UPVC double glazed frosted window, central heating radiator, dual flush W/C, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations and tiled flooring.

First Floor

Landing

7'8 x 5'10 (2.34m x 1.78m)
Loft access, smoke detector, coving and doors leading to three bedrooms.

Bedroom One

13'6 x 9'2 (4.11m x 2.79m)
UPVC double glazed window, central heating radiator, fitted wardrobe and store.

Bedroom Two

14'8 x 8'0 (4.47m x 2.44m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

8'6 x 7'7 (2.59m x 2.31m)
UPVC double glazed window and central heating radiator.

External

Rear

Enclosed garden with laid to lawn, stone chippings, bedding areas and access to garage.

Front

Laid to lawn garden, paving, mature shrubbery, bedding areas, off road parking and access to garage.

Garage

18'9 x 9'1 (5.72m x 2.77m)
UPVC double glazed windows.



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