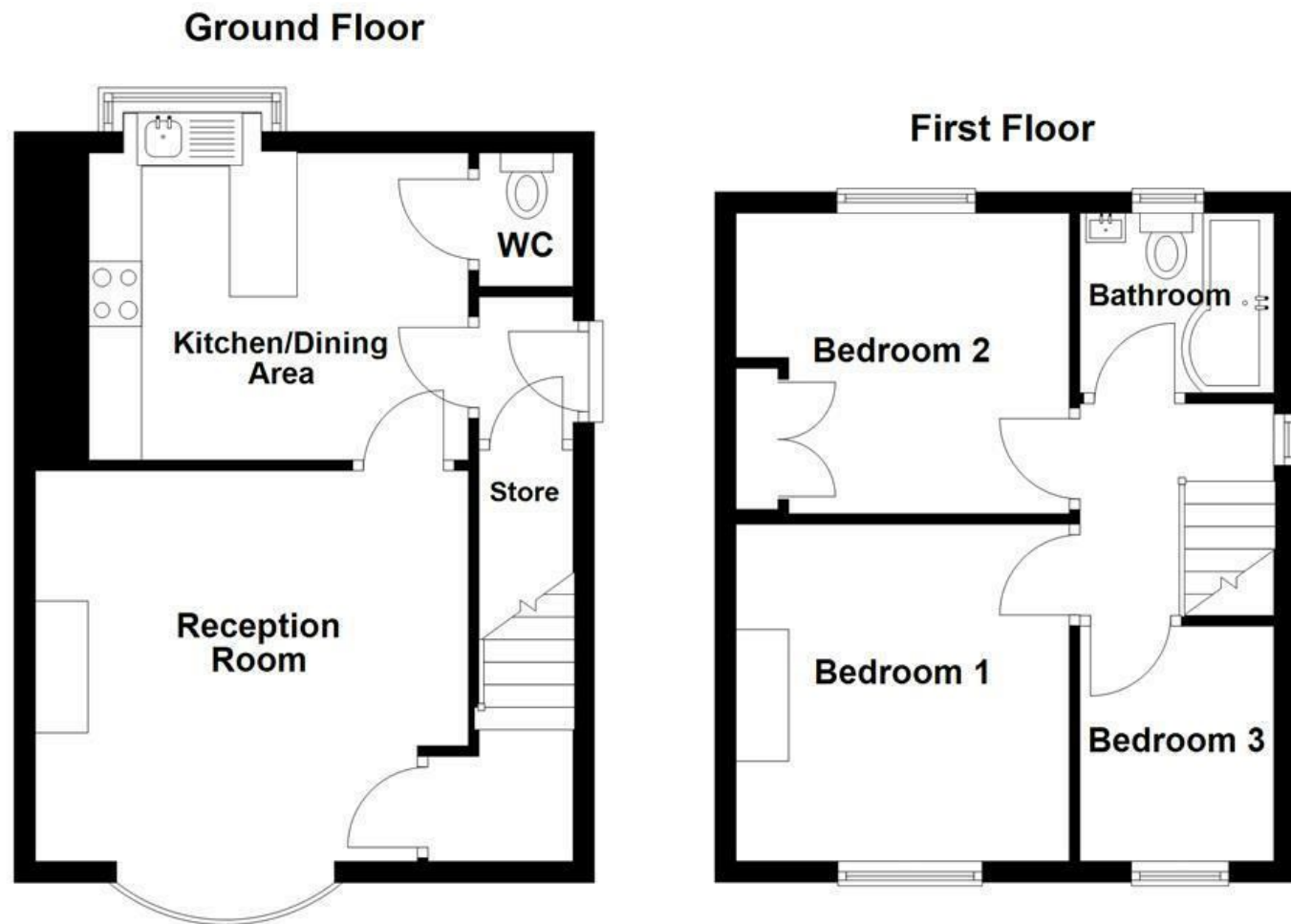




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Caernarvon Avenue, Burnley, BB12 6BE

£175,000

A FULLY RENOVATED END TERRACE FAMILY HOME

Nestled on Caernarvon Avenue in Burnley, this fully renovated three-bedroom end terrace house is a remarkable find for any growing family. With no chain delay, this property is presented to the highest standard, showcasing immaculate presentation, modern fixtures, and a neutral colour palette that offers a stylish and contemporary feel.

Upon entering, you will be greeted by spacious rooms that are both inviting and functional. The stunning oak doors throughout add a touch of elegance, while the enviable media wall serves as a focal point in the living area, perfect for family gatherings or quiet evenings in. The property boasts two well-appointed bathrooms, ensuring convenience for all family members.

The gardens to both the front and rear provide ample outdoor space for children to play or for hosting summer barbecues. Additionally, there is potential to transform the front garden into a double driveway, offering off-road parking if desired.

Conveniently located, this home is close to bus routes, local schools, and various amenities, making daily life easy and accessible. It is also just a short distance from the bustling town centres of Padiham and Burnley, where you can enjoy a variety of shops, cafes, and recreational facilities.

Caernarvon Avenue, Burnley, BB12 6BE

£175,000

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C

- Fully Renovated End Terrace Property

Modern Fitted Dining Kitchen

On Street Parking

EPC Rating C

Three Bedrooms

Complete Blank Canvas

Tenure Leasehold

Three Piece Bathroom Suite

Enclosed Garden to Rear

Council Tax Band B

Ground Floor

Entrance Hall

4'2 x 3'3 (1.27m x 0.99m)
UPVC double glazed frosted front door, oak door to reception room and stairs to first floor.

Reception Room

13'7 x 13'6 (4.14m x 4.11m)
UPVC double glazed bow window, central heating radiator, electric fire with integrated alcove storage, television point and oak door to kitchen/dining area.

Kitchen/Dining Area

11'10 x 9'7 (3.61m x 2.92m)
UPVC double glazed box window, central heating radiator, range of matte wall and base units with granite effect work surfaces, composite sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, spotlights, breakfast bar, tiled effect lino flooring, doors leading to WC and side porch.

WC

4'2 x 3'0 (1.27m x 0.91m)
UPVC double glazed frosted window and dual flush WC.

Side Porch

4'5 x 3'0 (1.35m x 0.91m)
Understairs storage and UPVC door to rear.

First Floor

Landing

6'5 x 6'2 (1.96m x 1.88m)
UPVC double glazed window, smoke detector, loft hatch, oak doors leading to three bedrooms and bathroom.

Bedroom One

10'5 x 10'5 (3.18m x 3.18m)
UPVC double glazed window and central heating radiator.

Bedroom Two

10'5 x 9'4 (3.18m x 2.84m)
UPVC double glazed window, central heating radiator, fitted wardrobe and Main Eco boiler.

Bedroom Three

7'4 x 6'2 (2.24m x 1.88m)
UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 5'6 (1.88m x 1.68m)
UPVC double glazed frosted window, heated towel rail, L-shaped panel bath with direct feed rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, granite effect panelled elevations and spotlights.

External

Rear

Laid to lawn garden with paving and mature shrubbery.

Front

Laid to lawn garden with bedding and paving.



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