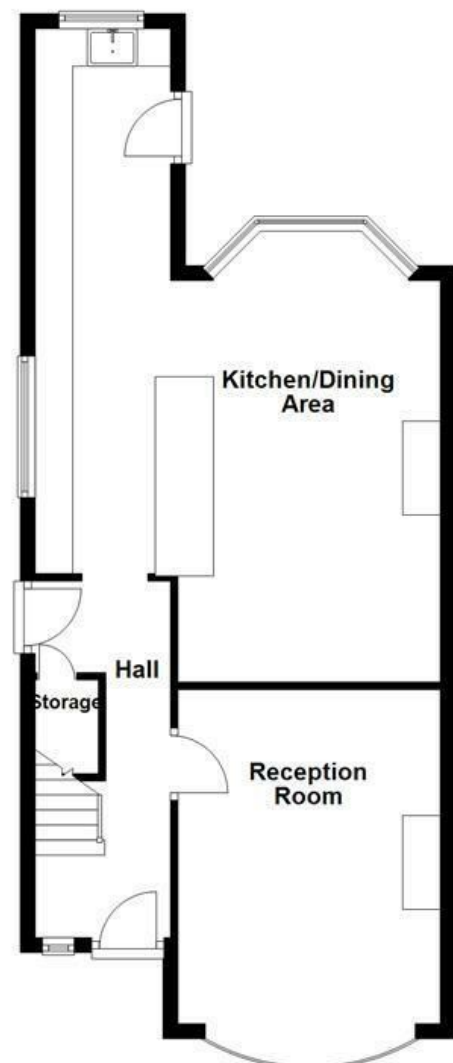
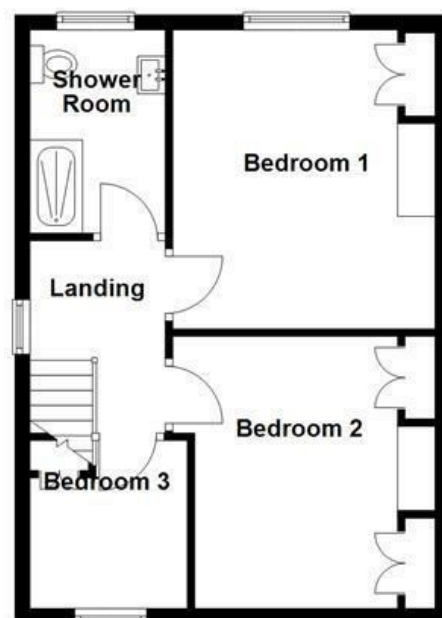


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		37	
(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.

## Lockyer Avenue, Burnley, BB12 6BY

### £195,000

AN ENVIABLE END TERRACED FAMILY HOME

Nestled on Lockyer Avenue in the charming town of Burnley, this delightful end-terraced house is a true gem. Beautifully presented and meticulously maintained, this property boasts a fantastic single-storey extension that enhances its appeal. The open-plan kitchen diner is a highlight, providing a perfect space for family gatherings and entertaining guests.

With three generously sized bedrooms, this home offers ample space for families or those seeking extra room for guests or a home office. The stylish interiors are complemented by stunning features, including a multi-fuel burner that adds warmth and character to the living space. Each room is designed to be both functional and inviting, ensuring comfort throughout.

The property is set in a highly sought-after location, conveniently close to bus routes, local schools, and a variety of amenities. For those who require easy access to surrounding areas, the house is well-positioned with excellent network links to Accrington, Rossendale, Pendle, and major motorway connections.

With an abundance of indoor and outdoor space, this home is perfect for families looking to create lasting memories. Its charming character and spacious layout make it an ideal choice for anyone seeking a welcoming and stylish residence in Burnley. Don't miss the opportunity to make this beautiful property your new home.

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

# Lockyer Avenue, Burnley, BB12 6BY

£195,000



- Tenure Leasehold
- On Street Parking
- Spacious Kitchen/Dining Area
- Close Proximity To Local Amenities
- Council Tax Band C
- Ideal Family Home
- Enclosed Rear Garden
- EPC Rating F
- Viewing Essential
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

15'7 x 5'11 (4.75m x 1.80m)

UPVC double glazed leaded window, central heating radiator, dado rail, under stairs storage, tiled floor, door to reception room, open to kitchen/dining area, hard wood single glazed frosted door to side and stairs to first floor.

### Reception Room

14'1 x 11'5 (4.29m x 3.48m)

UPVC double glazed bow window, central heating radiator, coving, ceiling rose, cast iron multi fuel burner with stone hearth and oak mantle, integrated shelving and television point.

### Kitchen/Dining Area

23'9 x 17'9 (7.24m x 5.41m)

Two UPVC double glazed windows, UPVC double glazed bay window, central heating radiator, coving, ceiling rose, range of panelled wall and base units, solid wood surface, tiled splash back, Belfast sink with mixer tap, integrated electric double oven, four ring induction hob, integrated fridge and freezer, plumbed for washing machine and dryer, integrated microwave and wine cooler, dado rail, hard wood flooring and UPVC double glazed door to rear.

## First Floor

### Landing

7'1 x 5'11 (2.16m x 1.80m)

UPVC double glazed window, loft access, feature wall light, hard wood doors to three bedrooms and shower room.

### Bedroom One

13' x 11'4 (3.96m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

### Bedroom Two

11'11 x 11'4 (3.63m x 3.45m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

### Bedroom Three

8'4 x 6'10 (2.54m x 2.08m)

UPVC double glazed window, central heating radiator, spotlights and over stairs storage.

### Shower Room

8'11 x 5'11 (2.72m x 1.80m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure with rinse head, tiled elevation, spotlights, extractor fan and tiled floor.

## External

## Rear

Enclosed laid to lawn garden with decking, paving, stone chip, bedding areas and access to summer house.

## Front

Laid to lawn garden with paving, bedding areas and mature shrubs.

