



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Park Avenue, Barrowford, BB9 6BY

### £180,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with spacious rooms, neutral decoration and gardens to both the front and the rear, this exceptional two double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Barrowford. Not overlooked from the front, this property benefits from an added conservatory, no chain delay and is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to us routes, local schools and amenities, as well as network links to Burnley, Colne, Nelson and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, WC and houses a staircase to the first floor. The kitchen guides you on to a conservatory. The first floor comprises of doors on to two double bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with paving, stone chip and bedding areas. To the front there is a garden with paving, stone chip and mature shrubs to the rear.

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



# Park Avenue, Barrowford, BB9 6BY

## £180,000



- Exceptional Semi Detached Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Two Double Bedrooms
- Ample Living Space
- Tenure Leasehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

6'5 x 4'7 (1.96m x 1.40m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, picture rail, wood effect laminate flooring, oak doors to reception room, kitchen and WC.

#### Reception Room

14'11 x 13'9 (4.55m x 4.19m)

UPVC double glazed bay window, central heating radiator, coving, smoke alarm, ceiling rose, open coal gas fire with granite hearth, integrated shelving with down lights and television point.

#### Kitchen

12'8 x 10'5 (3.86m x 3.18m)

UPVC double glazed leaded window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, ceramic sink and drainer with mixer tap, three door range with five ring gas hob , integrated fridge and freezer and dishwasher, extractor fan, breakfast bar, coving, spotlights, under stairs storage, tiled effect Karndean flooring and UPVC double glazed leaded door to conservatory.

#### Conservatory

12'4 x 8'11 (3.76m x 2.72m)

UPVC double glazed window, central heating radiator, polycarbonate roof, smoke alarm, acoustic wood panel elevation, television point, UPVC double glazed door to boiler cupboard, with plumbing for dryer and UPVC double glazed French doors to rear.

#### WC

7'1 x 4'7 (2.16m x 1.40m)

UPVC double glazed frosted window, two piece suite, dual flush WC, vanity top wash basin with mixer tap, plumbed for washing machine, acoustic wood panel elevation, spotlights and smoke alarm.

### First Floor

#### Landing

9'9 x 5'5 (2.97m x 1.65m)

Picture rail, coving, loft hatch, smoke alarm, oak doors to two bedrooms and bathroom.

#### Bedroom One

13'9 x 12'11 (4.19m x 3.94m)

UPVC double glazed window, central heating radiator, coving, picture rail, fitted wardrobe and integrated storage cupboard.

#### Bedroom Two

13'9 x 10'1 (4.19m x 3.07m)

Two UPVC double glazed windows, central heating radiator, coving, picture rail and fitted wardrobe.



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