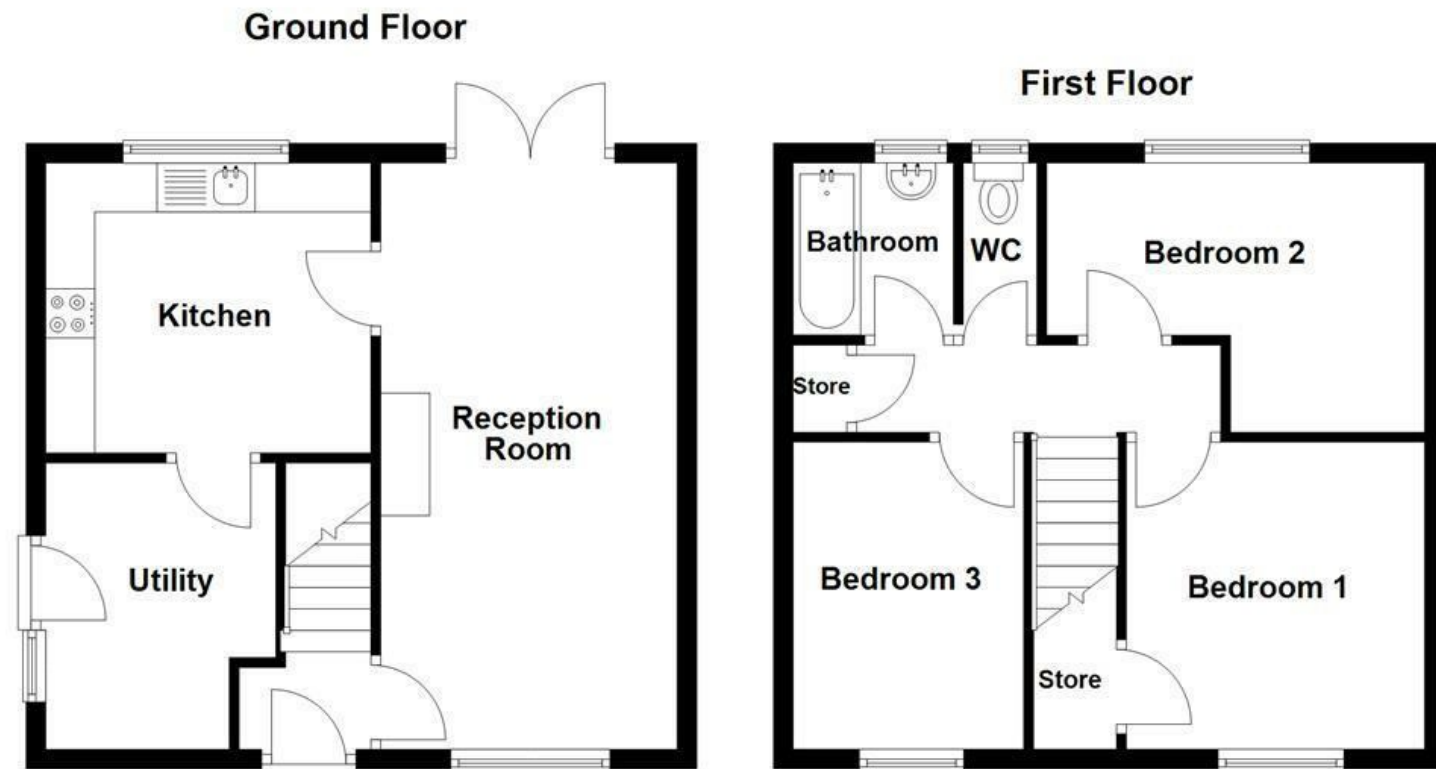




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Carholme Avenue, Burnley, BB10 4QA

Offers In The Region Of £145,000

THREE-BED SEMI-DETACHED IN BURNLEY

Located on the charming Carholme Avenue in Burnley, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The well-equipped kitchen, complete with an adjoining utility room, provides ample space for culinary pursuits and everyday tasks, making it a true hub of the home.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed, ensuring that every member of the household has their own space. Additionally, the property features a bathroom and a separate WC room, enhancing convenience for family living.

The rear garden is a lovely feature of this home, laid to lawn and perfect for outdoor activities, gardening, or simply enjoying the fresh air. This space offers a wonderful opportunity for families or individuals who appreciate the outdoors.

Overall, this property on Carholme Avenue presents an excellent opportunity for those seeking a comfortable family home in a friendly neighbourhood. With its spacious interiors and inviting garden, it is sure to appeal to a variety of buyers.

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Carholme Avenue, Burnley, BB10 4QA

Offers In The Region Of £145,000

 3  1  1  C

- Spacious Semi Detached Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Piece Bathroom Suite and Separate WC
- Spacious Rear Garden
- Council Tax Band A

Ground Floor

Entrance Hall

4'5 x 2'9 (1.35m x 0.84m)

Composite double glazed frosted front door, wood effect lino flooring, door to reception room and stairs to first floor.

Reception Room

19'8 x 9'11 (5.99m x 3.02m)

UPVC double glazed leaded window, central heating radiator, electric fire, wooden mantel, two feature wall lights, television point, wood effect lino flooring, hardwood single glazed door to kitchen and UPVC double glazed leaded French doors to rear.

Kitchen

10'11 x 9'8 (3.33m x 2.95m)

UPVC double glazed leaded window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, space for oven, plumbing for washing machine, wood effect lino flooring and hardwood single glazed door to utility.

Utility

10'0 x 6'4 (3.05m x 1.93m)

UPVC double glazed window, space for fridge freezer, wood effect lino flooring and UPVC double glazed frosted door to side elevation.

First Floor

Landing

10'2 x 2'5 (3.10m x 0.74m)

Loft access, doors leading to three bedrooms, bathroom, WC and storage.

Bedroom One

11'7 x 10'4 (3.53m x 3.15m)

UPVC double glazed window, central heating radiator, over stairs storage and wood effect lino flooring.

Bedroom Two

13'8 x 9'1 (4.17m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'4 x 6'4 (3.15m x 1.93m)

UPVC double glazed window, central heating radiator and wood effect lino flooring.

Bathroom

5'9 x 4'7 (1.75m x 1.40m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and wood effect lino flooring.

WC

5'9 x 2'5 (1.75m x 0.74m)

UPVC double glazed frosted window, central heating radiator, dual flush WC and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Laid to lawn garden, paving and steps down to front entrance door.



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