



Falcon & Foxglove

2 Meadow Bank Avenue, Burnley BB10 2LZ



A rare opportunity to purchase this three bedroom detached bungalow which has lots of potential. Briefly consisting of a spacious lounge diner, fitted kitchen, three bedrooms and a four piece bathroom suite. The property also benefits from two garages, two drives, front and side gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Three Bedrooms**
- **Spacious Lounge Diner**
- **Fitted Kitchen**
- **Four Piece Bathroom Suite**
- **Front & Side Gardens**
- **Gas Central Heating**
- **Double Glazing**
- **Two Garages & Private Drives**
- **Council Tax Band D**
- **Freehold**

£249,950



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Entrance Porch
1.99m x 1.17m (6ft 6" x 3ft 10")

Tiled flooring

Lounge
6.36m x 3.28m (20ft 10" x 10ft 9")

Double glazed window to the front of the property

Laminate flooring

Gas fire in stone surround

Wall lights

Coving to ceiling

TV and telephone points



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Kitchen

4.63m x 2.32m (15ft 2" x 7ft 7")

Double glazed window to the side of the property

Fitted wall and base units

Laminate work surfaces

Stainless steel sink unit

Gas cooker

Electric hob

Tiled flooring

Central heating radiator



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Bedroom One
6.32m x 3.63m (20ft 7" x 11ft 10")

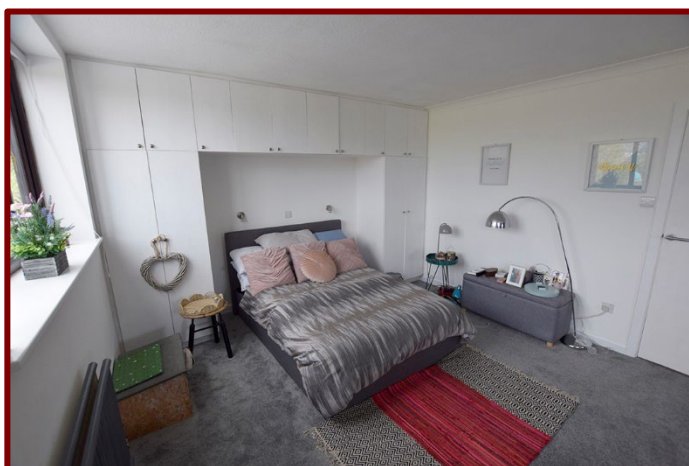
Double glazed windows to the side and rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator

Coving to ceiling



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Bedroom Two
3.37m x 2.92m (11ft 0" x 9ft 7")

Double glazed window to the side of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator

Coving to ceiling



Bedroom Three
3.61m x 2.49m (11ft 10" x 8ft 1")

Double glazed window to the side of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator

Coving to ceiling



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Bathroom

2.43m x 2.35m (7ft 11" x 7ft 8")

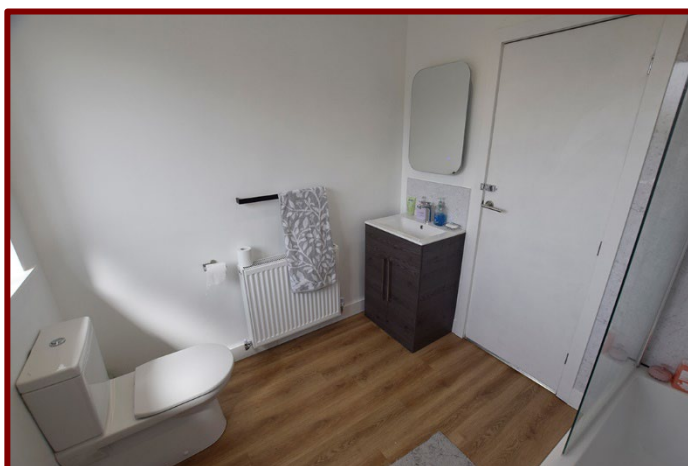
Double glazed window to the side of the property

Laminate wood flooring

Panelled bath with thermostatic shower over

Central heating radiator

Extractor fan



Front Garage & Drive

Up and over doors

Rear Double Length Garage

Up & Over door

Side Garden



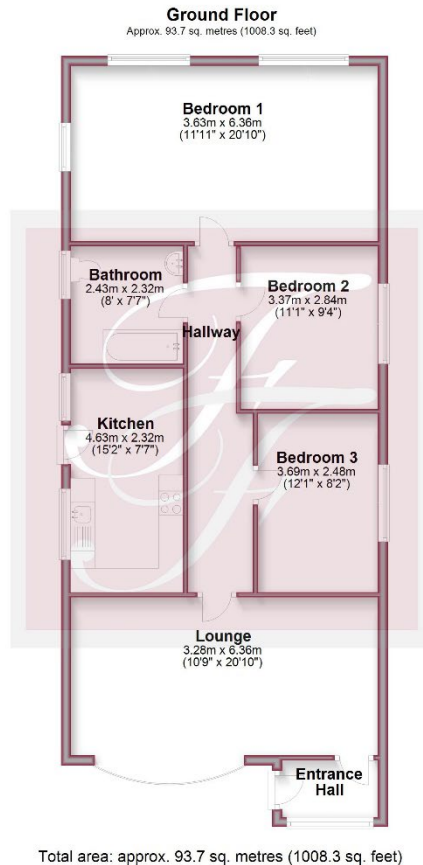
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Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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