



Falcon & Foxglove

232 Brunshaw Avenue, Burnley BB10 4NQ



A two bedroom mid-terrace property located in the Brunshaw part of town. The property consists of two bedrooms, spacious lounge, kitchen and first floor shower room. The property also benefits from double glazing, gas central heating, front & rear 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.

- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Shower Room
- Popular Location
- EPC Rating D
- Council Tax Band A
- Freehold
- No Chain
- Front & Rear Gardens

£110,000



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

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Entrance Hallway
2.06m x 2.03m (6ft 9" x 6ft 7")

Laminate wood flooring

Central heating radiator

Lounge
6.07m x 3.45m (19ft 11" x 11ft 3")

Double glazed windows to the front and rear of the property

Laminate wood flooring

Central heating radiator

Feature electric fire

Coving to ceiling

TV & telephone point



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Kitchen

3.89m x 2.32m (12ft 9" x 7ft 7")

Double glazed window to the rear of the property

Fitted wall and base units

Laminate work surfaces

Integrated electric oven and hob

Plumbing for automatic washing machine



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Landing

1.93m x 1.50m (6ft 3" x 4ft 10")

Carpeted flooring

Bedroom One

4.69m x 2.72m (15ft 4" x 8ft 11")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Built in storage cupboard



Bedroom Two

3.60m x 3.28m (11ft 9" x 10ft 9")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Built in storage cupboard



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Shower Room
1.93m x 1.65m (6ft 3" x 5ft 4")

Double glazed frosted window to the rear of the property

Shower cubicle with electric shower over

Pedestal hand wash basin and low level w.c.



Rear Garden



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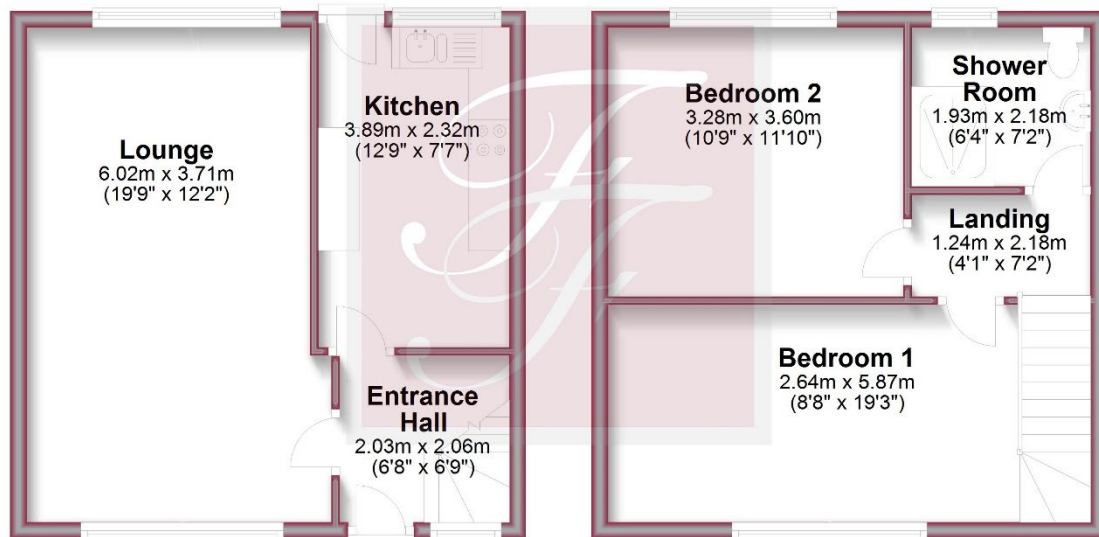


Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)

First Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.0 sq. feet)

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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