

DESCRIPTION

**** 3 BEDROOM SEMI DETACHED - CONSERVATORY - DRIVEWAY - GARDEN ****

Welcome to Caernarvon Avenue, Burnley - a charming semi-detached house that could be your next dream home! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make memories.

One of the highlights of this lovely home is the conservatory, where you can enjoy the beauty of the outdoors all year round, no matter the weather. Imagine sipping your morning coffee or curling up with a good book in this delightful space.

Stay warm and toasty during the colder months with the gas central heating, ensuring a comfortable environment throughout. The uPVC double glazing not only adds to the energy efficiency of the property but also provides a quiet sanctuary away from the hustle and bustle of everyday life.

Parking is always a breeze with the driveway that accommodates two vehicles, making coming home after a long day out a stress-free experience. Whether you're a growing family or someone looking for a bit more space, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this charming semi-detached house your own. Book a viewing today and start envisioning the life you could create in this wonderful home on Caernarvon Avenue!





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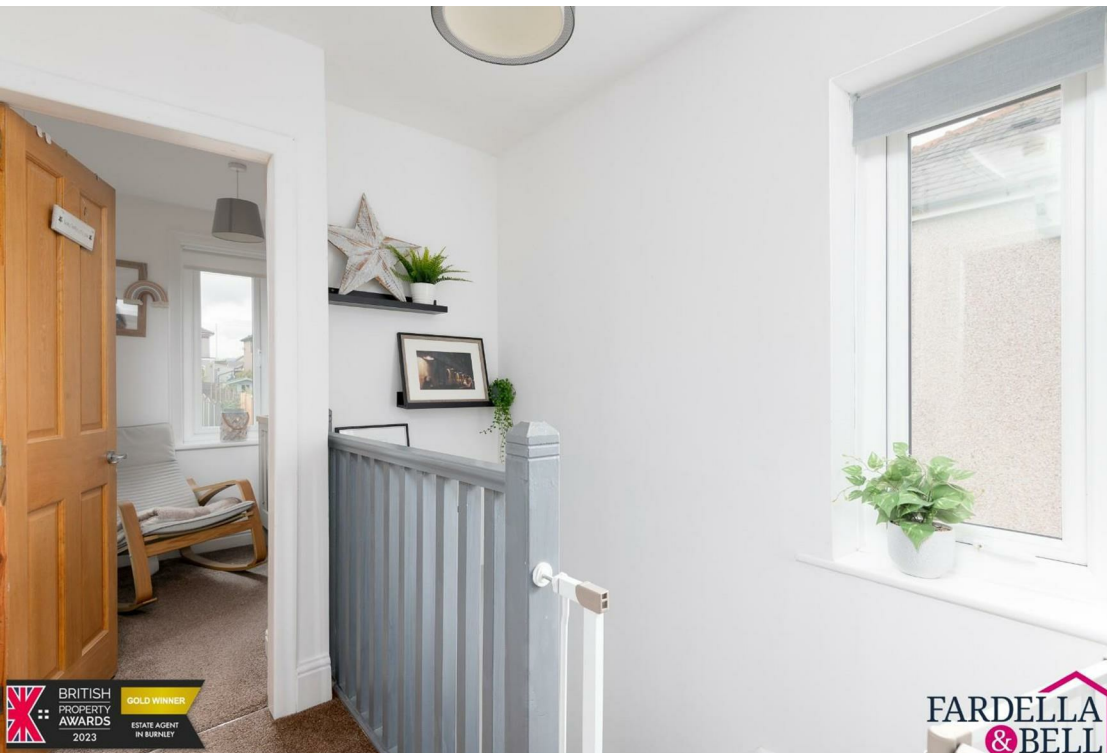


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Entrance Hallway

Composite front door, fitted carpet, ceiling light point.

Living Room

Bay window, ceiling light point with 2 further wall lights, fitted carpet, radiator, tv aerial point, gas fire with surround, smoke alarm.

Kitchen

Fitted kitchen with spotlights to the ceiling, electric oven and hob, overhead chimney style extractor point, plumbing for a washing machine, dryer and freestanding dishwasher, inset sink with chrome mixer tap, a mixture of wall and base units with complimentary work surfaces, fridge freezer point, electrical sockets for worktop appliances, radiator, uPVC double glazed window, doors to the conservatory and understairs storage.

Conservatory

With full uPVC double glazing, laminate flooring, wall light point and ceiling light point, radiators and tv aerial point.

Landing

Staircase to the first-floor landing with uPVC double glazed frosted window, light point, fitted carpet, loft access point with pull down ladder and access to all rooms. (We are advised that the loft is boarded and contains insulation)

Bedroom One

Located to the front aspect, with uPVC double glazed window, fitted carpet, radiator, tv aerial point and ceiling light point,

Bedroom Two

Overlooking the rear, uPVC double glazed window, fitted carpet, radiator and ceiling light point.

Bedroom Three

A room of single proportions, with uPVC double glazed window, fitted carpet, fitted storage, light point and radiator.

Bathroom

uPVC double glazed frosted window, lighting, white 3piece suite, bath with glass screen and mains fed overhead shower, mixer tap, sink with vanity space and mixer tap, push button wc, fully tiled walls

Exterior

Rear Garden- Mostly laid to lawn with a designated patio space, enclosed by sturdy fencing. Features include neatly arranged stone pathways, a secure gate, convenient side access, and a cold water tap.

Front - A tarmac driveway with ample space for two vehicles, designed for minimal upkeep. Complete with secure fencing and easy access to the rear via a gated entrance.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold' and the Council Tax Band is 'B'

The title register shows the property may contain restrictive covenants. These should be raised and satisfied by your chosen legal representative.

Parking - Driveway

Rights and easements – None

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – none highlighted

Accessibility/Adaptations – Wheelchair access is possible, essential living accommodation on entrance level and bedrooms to the first floor

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None

Planning permission – none for the property itself and its immediate locality

Flood Risk - Low

Coalfield or mining area - Unknown by vendor

Publishing

Publishing - You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Viewings on Brochure

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.

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Disclaimer

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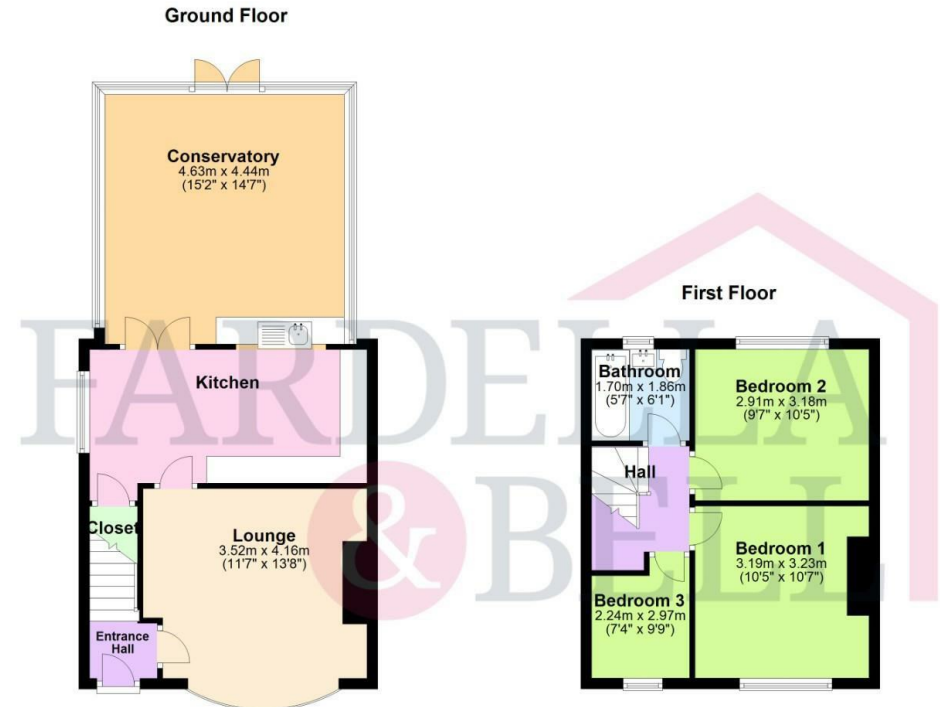
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 87.1 sq. metres (937.8 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced using PlanUp.

58 Caernarvon Ave



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143 Burnley Road, Padiham, Lancashire, BB12 8BA

01282 968 668 | 01200 403484 | 01254 933 511

