




**BRITISH
PROPERTY
AWARDS**
2023
★★★★★
SILVER WINNER
ESTATE AGENT
IN NORTH WEST
(LANCASHIRE)


**BRITISH
PROPERTY
AWARDS**
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY



2 Herschel Avenue, Burnley

Fixed Price **£190,000**



2 Herschel Avenue

Burnley, Burnley

Council Tax band: B

Tenure: Commonhold

- Three bedrooms
- Two receptions
- Extended
- Side and front gardens
- Corner plot
- Gorgeous views
- Elevated position
- Council Tax Band 'B'
- Close to Ightenhill Park
- Close to well regarded schools



Entrance hallway

Laminate flooring, ceiling light point, two uPVC double glazed windows, radiator, uPVC front door.

Reception room one

Laminate flooring, uPVC double glazed window, ceiling light point, multi fuel stove with stone surround, TV point and ceiling coving.

Kitchen

Tiled flooring, uPVC double glazed patio doors, understairs storage, fridge point, dishwasher point, sink with mixer tap, partially tiled walls, overhead extraction point, gas hob, a mix of wall and base units, spotlights to the ceiling and built in oven and grill.

Dining room - extension

Laminate flooring, two side wall light points, two ceiling light points, ceiling coving, built in storage, and uPVC double glazed window.

Utility room - extension

Sink with mixer tap and drainer, uPVC double glazed window, uPVC door, washing machine point, dryer point, fridge point, ceiling light point and a mix of wall and base units.

Shower room - extension

Frosted uPVC double glazed window, partially tiled walls, push button WC, chrome towel rail, shower enclosure with electric shower, vanity unit with chrome mixer tap and tiled flooring.

Landing

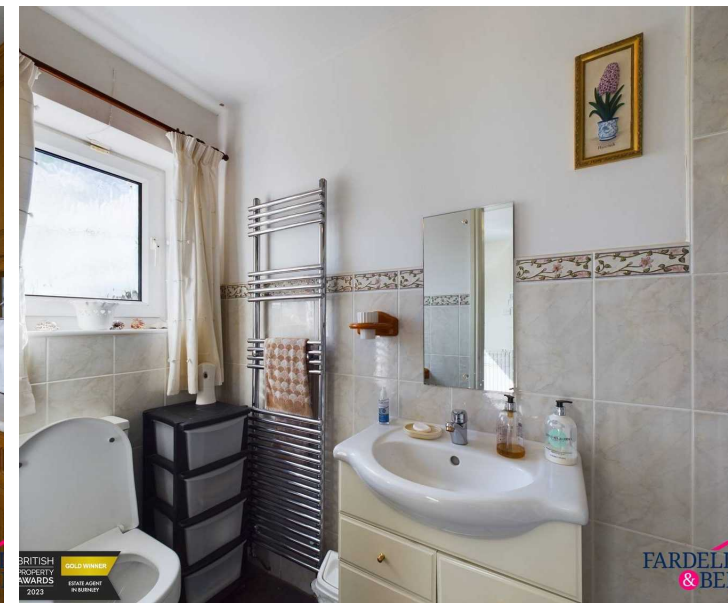
Radiator, uPVC double glazed window to the side aspect, fitted carpet, loft access point and ceiling light point.

Bedroom one

Fitted storage, fitted carpet, radiator, uPVC double glazed window to the front and spotlights to the ceiling.

Bedroom two

Radiator, uPVC double glazed window, ceiling light point, fitted carpet and fitted storage.



Bedroom two

Radiator, uPVC double glazed window, ceiling light point, fitted carpet and fitted storage.

Bedroom three

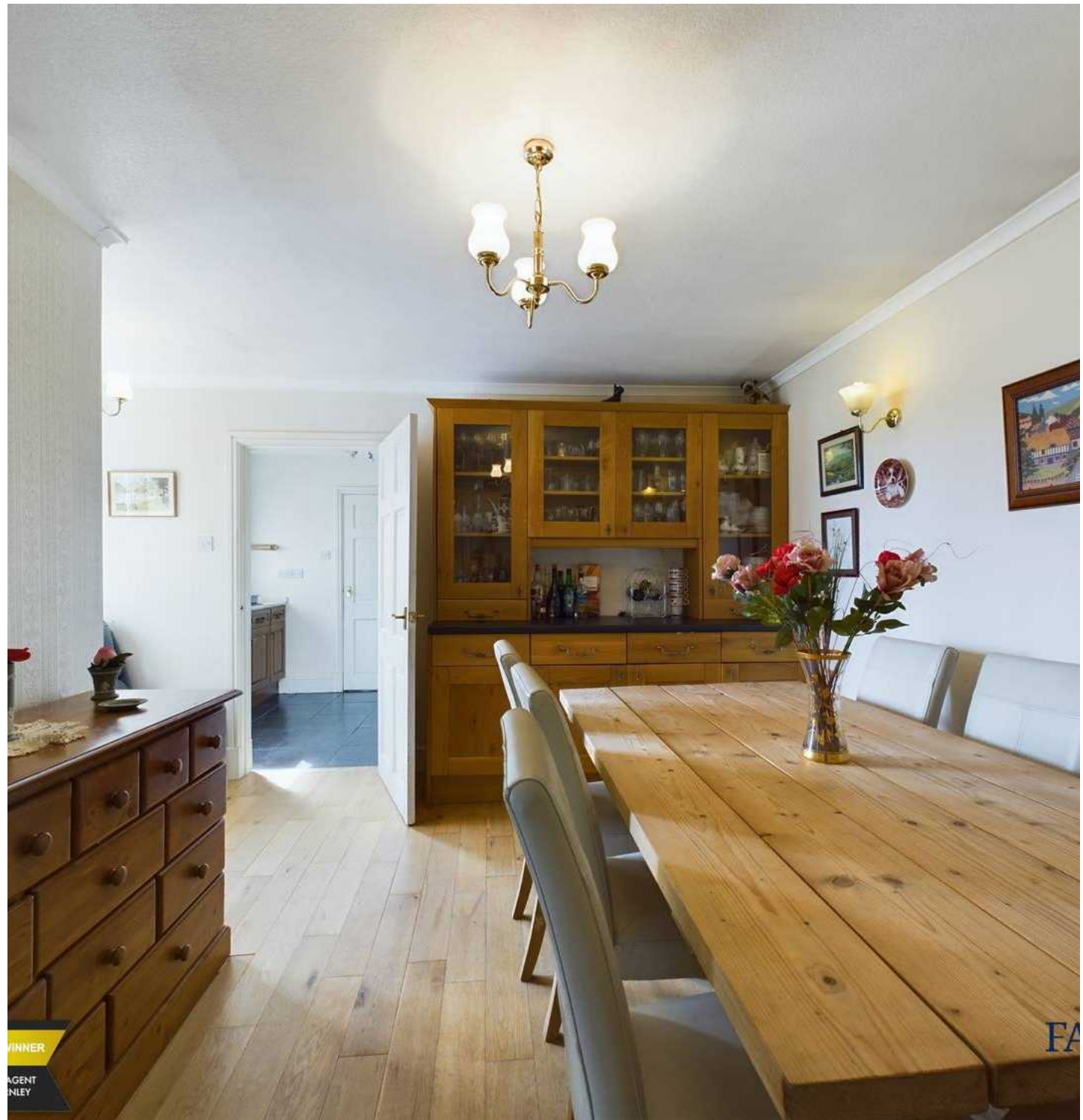
uPVC double glazed window, fitted carpet, ceiling light point and fitted storage.

Bathroom

Vinyl flooring, shower enclosure with mains fed shower, ceiling light point, frosted uPVC double glazed window, fitted storage, radiator, towel rail, push button WC, sink with chrome mixer and extractor point.

Consumer Protection Regs

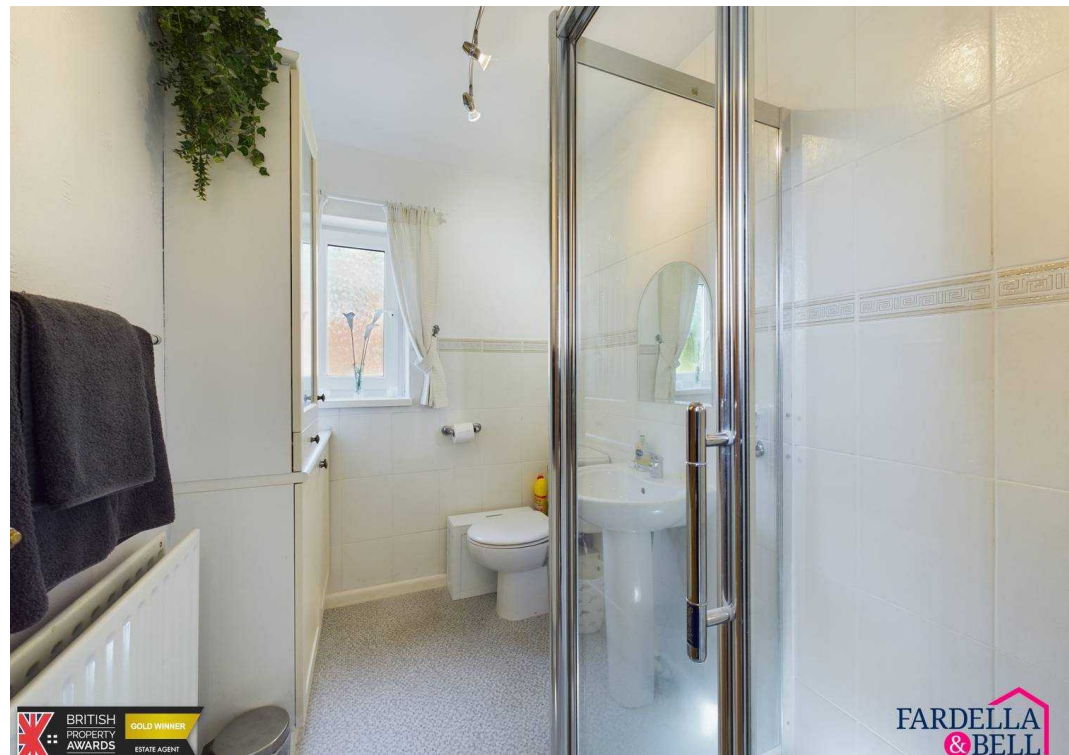
The tenure of this property is 'Leasehold' and the Council Tax Band is 'B' 999 Years from 25/04/1842 - £5.00 annual ground rent. Parking - On Street Rights and easements - Unknown by vendor Restrictions - Unknown by vendor Building safety - No visible risks Accessibility/Adaptations - Essential living on the ground floor & grab rail on stairs to side gate in garden. Utility supply - Mains gas, electric and water. Coastal erosion risk - None Planning permission - Unknown by vendor Flood Risk - Low Coalfield or mining area - Unknown by vendor





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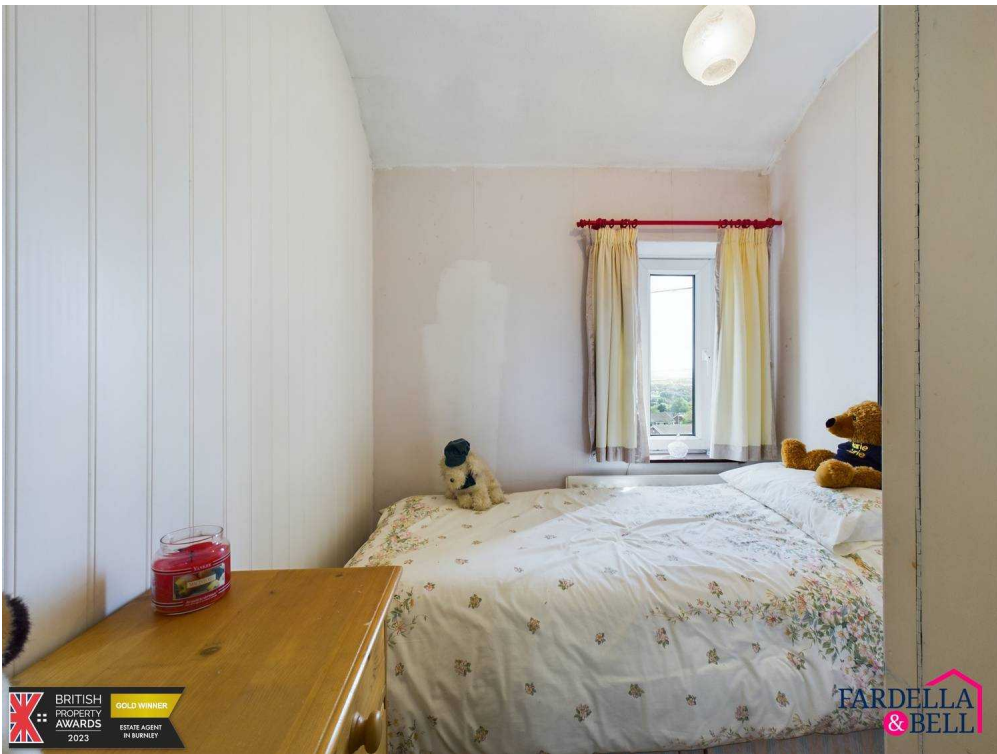
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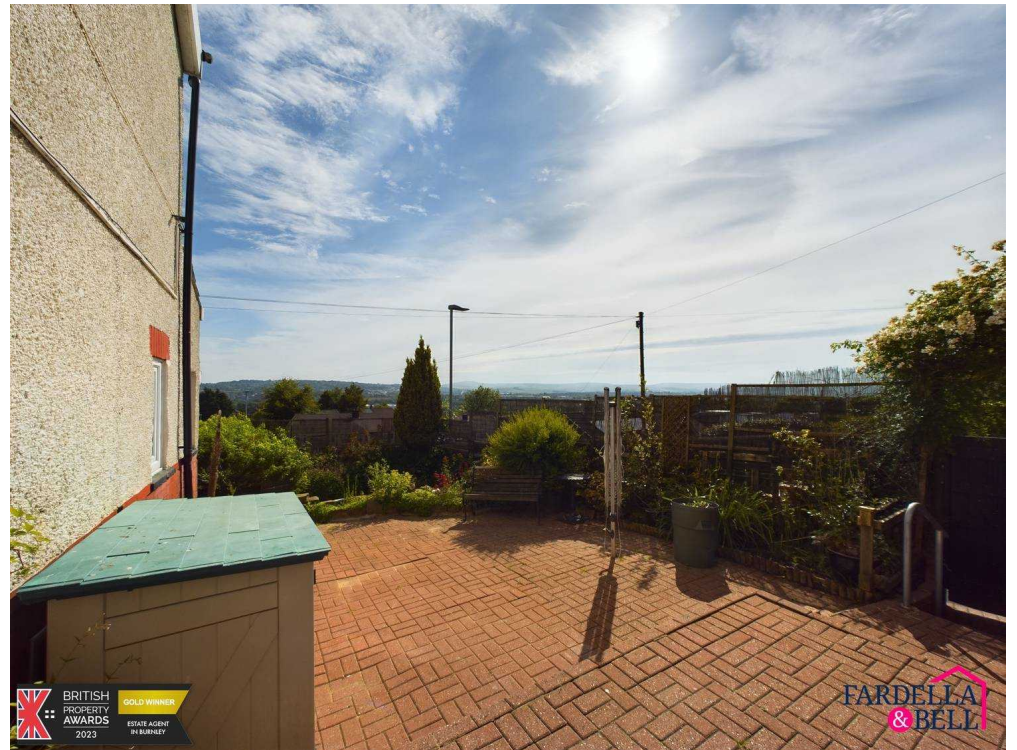
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GARDEN

Front - Steps to the front door, fence and wall boundaries, mature bushes and shrubs and stone chipped beds. Side - Block paved patio area, secure side gate access, fenced boundaries, pond, mature bushes and shrubs, flower beds and attached shed.

ON STREET





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