



FARDELLA
& **BELL**



202 Brunshaw Avenue, Burnley

Fixed Price **£139,950**



202 Brunshaw Avenue

Burnley, Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedrooms
- End terrace property
- Rear garden
- Conservatory
- Modern kitchen
- Modern bathroom
- Freehold



Entrance hallway

uPVC front door, laminate flooring and radiator.

Living room

uPVC double glazed window, two radiators, TV point, electric fire and two ceiling light points.

Kitchen

Partially tiled walls, gas hob, oven, overhead extractor point, sink with mixer tap, fridge / freezer point, wall and base units, uPVC double glazed window, washing machine point, radiator and laminate flooring.

Conservatory

uPVC double glazed windows and doors and radiator.

Landing

Loft access point, fitted carpet and ceiling light point.

Bathroom

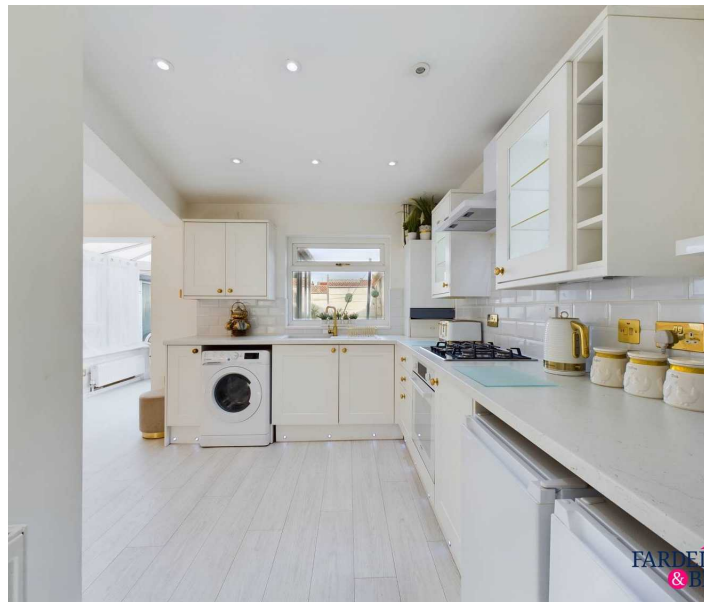
Vanity unit with sink and mixer tap, tiled flooring, frosted uPVC double glazed window, bath with overhead mains fed shower, push button WC, spotlights to the ceiling and partially tiled walls.

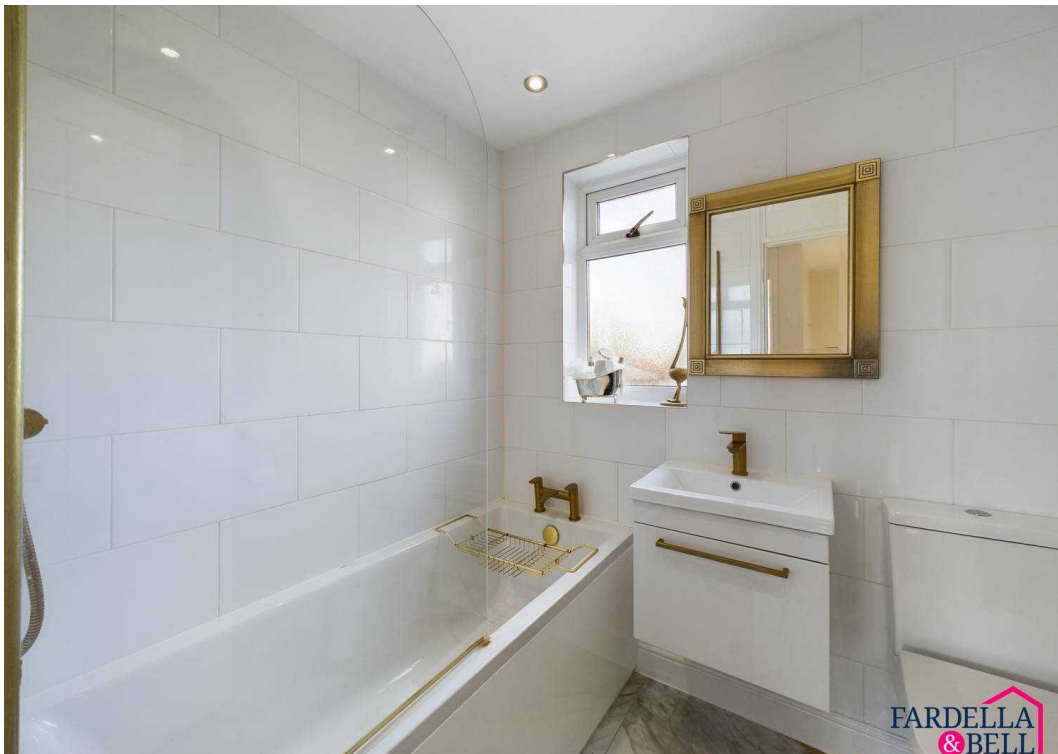
Bedroom one

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

Bedroom two

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





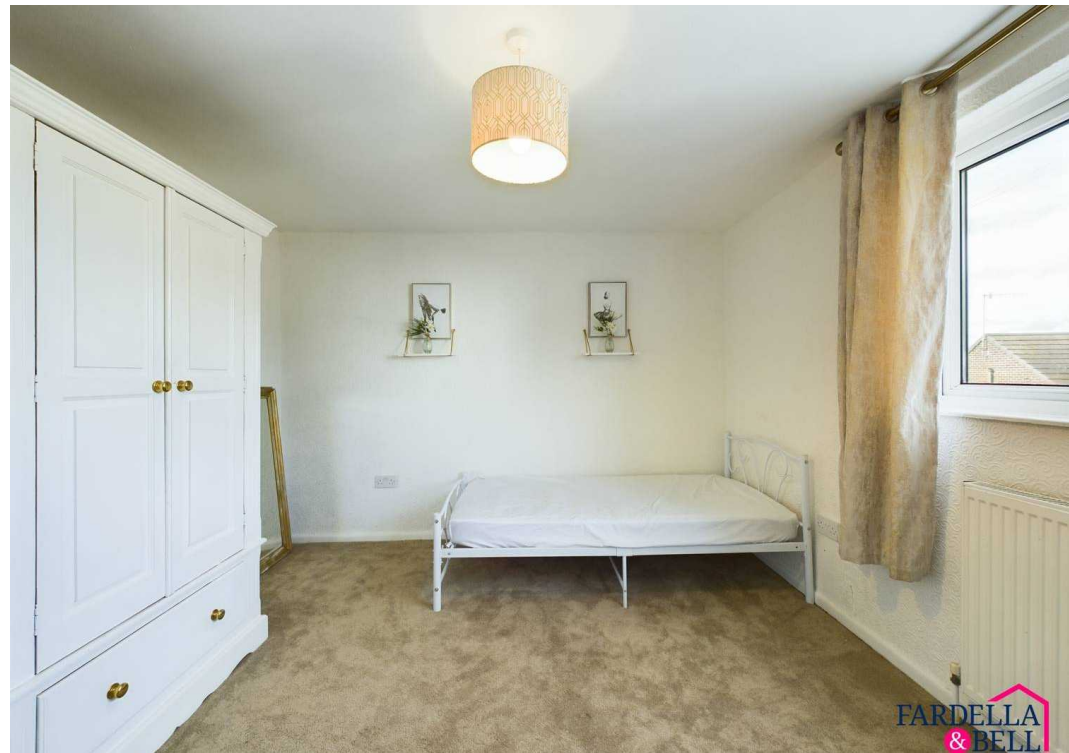
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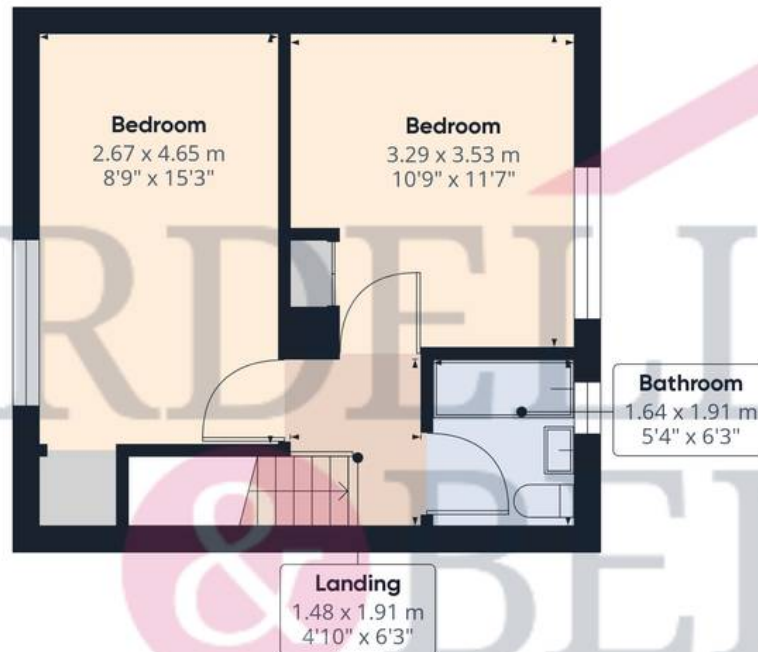
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Floor 0



Floor 1

Approximate total area⁽¹⁾

69.11 m²

743.89 ft²

Reduced headroom

0.41 m²

4.41 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



GARDEN

Rear garden – paved area for sitting, raised flower beds, side access, secure rear gate and outhouse storage.

FRONT GARDEN

Steps down to the front door and grassed area.





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