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1 Raeburn Avenue, Burnley
£180,000



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Burnley, Burnley

Charming 2-bed semi in sought-after location with spacious master bedroom, modern shower room, tranquil living room, utility room, and lovely front & rear gardens for relaxing and entertaining.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Large master bedroom with dual aspect
- Modern shower room
- Semi detached
- Dual aspect views from living room
- Patio doors leading to rear garden
- Utility room
- Popular location
- Located close to well regarded schools
- Front and rear gardens



Entrance hallway

Fitted carpet, open balustrade staircase, ceiling light point and radiator.

Living room

Dual aspect living room - Fitted carpet, uPVC double glazed window, gas fire with marble effect hearth, two ceiling light points, ceiling coving, TV point and uPVC double glazed patio doors leading to rear garden.

Kitchen

Radiator, spotlights to the ceiling, uPVC double glazed window, integrated fridge and freezer, a mix of wall and base units, electric hob, electric oven, overhead extraction point, splashbacks, sink with drainer and mixer tap,

Utility room

Tiled flooring, a mix of wall and base units, washing machine point, ceiling light point, frosted uPVC double glazed window and uPVC door leading to the rear.

Landing

Fitted carpet, frosted uPVC double glazed window, ceiling light point and doors to all bedrooms.

Master bedroom

Fitted carpet, two radiators, two uPVC double glazed window, ceiling light points and ceiling coving.

Bathroom

Fully tiled walls, chrome heated towel rail, shower enclosure with mains fed shower, frosted uPVC double glazed window, vanity unit with chrome mixer tap, ceiling light point, storage cupboard and laminate flooring.

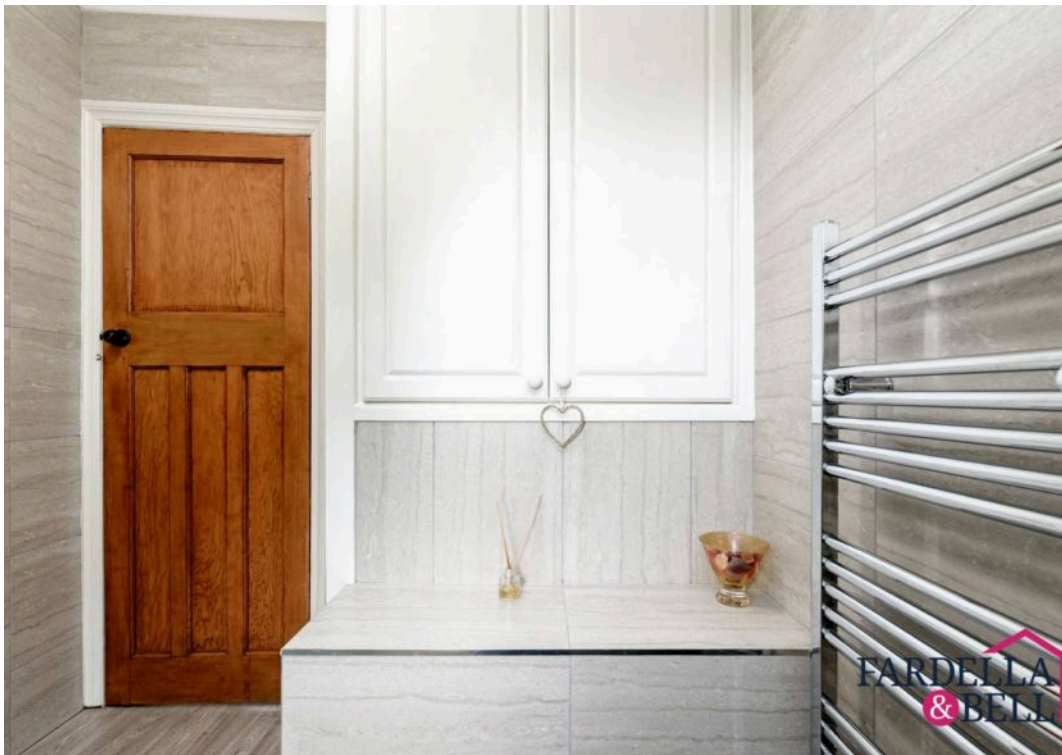
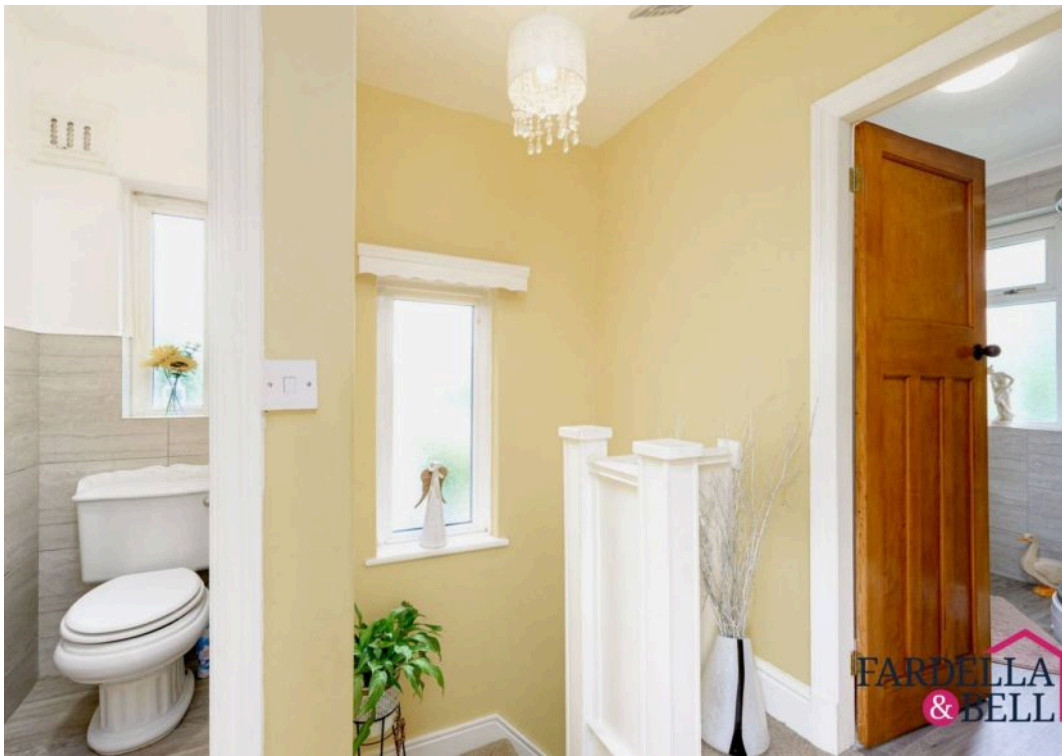
WC

Partially tiled walls, WC, laminate flooring, ceiling light point and frosted uPVC double glazed window.

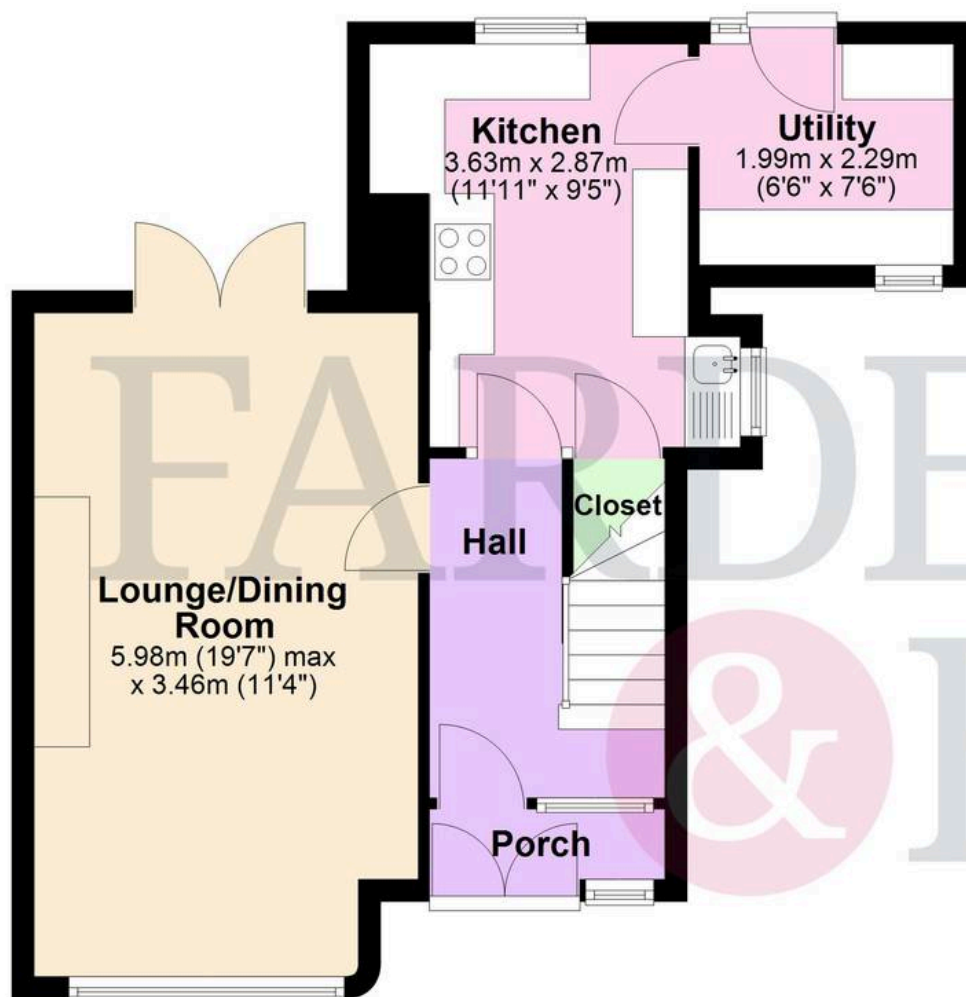
Bedroom two

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

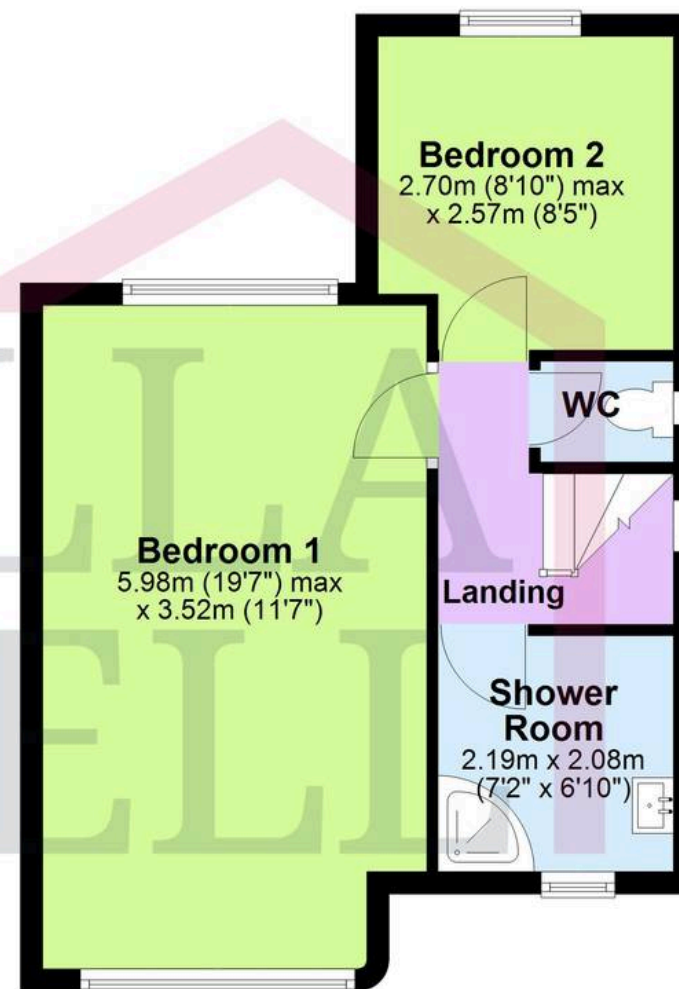




Ground Floor



First Floor



Total area: approx. 81.7 sq. metres (879.4 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.

1 Raeburn Ave



FRONT GARDEN

Mature bushes and shrubs, stone paved area, wall boundaries and gates across the driveway

REAR GARDEN

Fenced boundaries, stone patio area, stone chipped area and laid to lawn area.

DRIVEWAY





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