



FARDELLA
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33 Caernarvon Avenue, Burnley
£150,000



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Chain Free
- Spacious private garden + detached garage
- Two Bedrooms
- Modern bathroom with walk-in shower
- Open plan kitchen and dining area
- uPVC Double Glazing
- Central Heating
- Front garden with gated entrance

Living Room

11' 6" x 13' 9" (3.50m x 4.20m)

This spacious living area boasts a large bay window flooding the room with natural light, while the soft neutral tones create a calm and cosy atmosphere. Featuring a traditional fireplace with decorative surround, plush carpet underfoot and ample space for seating, it's the perfect spot to unwind or entertain.



Kitchen Dining

16' 5" x 10' 8" (5.00m x 3.25m)

This charming kitchen-diner boasts wooden cabinetry, integrated oven and hob, ample worktop space, complemented by a tiled splashback. There is a stainless 1.5 bowl sink with chrome mixer tap, carpeted flooring, light points, electrical sockets work top appliances and a large window that provides a lovely garden outlook, flooding the space with natural light. The dining area is neatly tucked into a separate nook, creating the perfect setting for family meals or entertaining. Built-in storage and practical touches complete this inviting heart of the home.

Bedroom 1

17' 2" x 10' 10" (5.23m x 3.31m)

This generously sized main bedroom is light, bright and perfectly presented. With built-in wardrobes and a matching fitted dressing table that spans the length of the room, there's no shortage of storage. The large window offers pleasant street views and allows natural light to flood the space. Neutral décor, plush carpet, and an overall sense of calm make this an ideal retreat at the end of the day.

Bedroom 2

10' 6" x 9' 10" (3.20m x 3.00m)

A beautifully bright and peaceful double bedroom enjoying soft neutral tones and a charming view over the garden through a large window. This space is ideal for guests or family members.

Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)

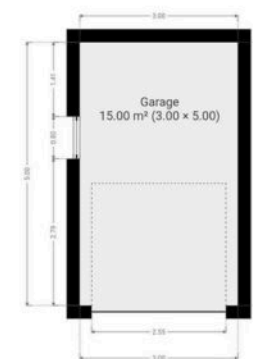
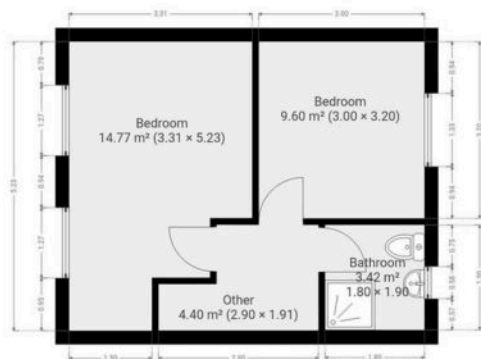
Bathroom

5' 11" x 6' 3" (1.80m x 1.90m)

This stylish wetroom offers clean, contemporary finishes with floor-to-ceiling tiling and a walk-in shower area complete with fold-down seat and chrome towel radiator. Push button wc and pedestal sink with chrome taps. Natural light fills the space via the frosted window, complemented by soft green and white tones for a fresh and calming feel. Designed with accessibility and practicality in mind.







Total Property Area: approx - 78.5 Sq Meters (845 Sq Feet)

This floor plan is for illustrative purposes only. It is not 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.



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