



AINSDALE AVENUE, REEDLEY, BB10 2ND



DISCREET PRIVATE AVENUE / SOUGHT AFTER BUNGALOW / SUPERB OPEN OUTLOOK / EXCELLENT FURTHER POTENTIAL/ Set in a discreet and sought-after position just off Reedley Road, this attractive semi-detached bungalow enjoys superb open views towards Pendle Hill and offers excellent convenience with local amenities, regular bus routes and quick access to the M65. Occupying a generous plot with front and rear gardens, private driveway and attached garage, the property offers great potential for refurbishment, featuring bright reception spaces and two double bedrooms. Ideal for couples or those looking to downsize, this is a rare opportunity in a popular location. Early viewing is highly recommended.



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Occupying a discreet and highly desirable position just off Reedley Road, this attractive semi-detached bungalow enjoys a privileged setting with an enviable panoramic outlook across open countryside, with the iconic Pendle Hill gracing the distant skyline.

Perfectly placed for convenience, the property offers easy access to local amenities and benefits from regular bus routes into Burnley town centre, while the M65 motorway is only a few minutes' drive away, ideal for commuters and those who enjoy exploring the wider Northwest.

Set on a generous plot, the bungalow provides excellent potential for refurbishment, offering buyers the exciting opportunity to create a home tailored to their own style and needs. The accommodation includes bright and welcoming reception spaces, two well-proportioned double bedrooms, and the comfort of established fixtures throughout. Externally, the property features gardens to both the front and rear, a private driveway, and an attached garage.

Appealing to couples, downsizers, and anyone seeking a peaceful yet well-connected location, this is a property not to be missed. Early viewing is strongly recommended.

BRIEFLY COMPRISING:- ENTRANCE PORCH, RECEPTION HALLWAY, ATTRACTIVE LOUNGE, EXTENDED DINING KITCHEN, CONSERVATORY, TWO DOUBLE-SIZED BEDROOMS, SHOWER ROOM, LOW MAINTENANCE GARDEN TO FRONT, DRIVEWAY PROVIDING OFF-ROAD PARKING TO ATTACHED GARAGE, PRIVATE MATURE REAR GARDEN.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having frosted leaded double glazed centre panel and double glazed panel over, opening into:-

Entrance Porch

3'04" x 3'05" Quarry tiled floor area, coved ceiling, dado rail, inbuilt meter cupboard. Twin colour leaded glazed panelled door with glazed panel over, opening into:-

Reception Hallway

12'11" x 3'05" Coved ceiling, access via pull-down ladder to boarded loft storage area, radiator. Panelled doors from the hallway and opening into:-



Reception Room One

13'0" x 13'0" into chimney breast recess. Feature marble fireplace with marble inlay / hearth and inset coal-effect living flame gas fire, wall light points, coved ceiling, two radiators. UPVC framed double glazed bay-window affording an open outlook to the front elevation.



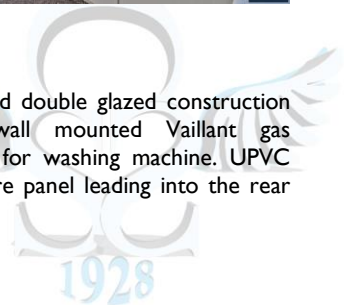
Dining Kitchen

13'11" x 9'04" Stainless steel sink unit and double drainer with cupboards under, matching range of base and glazed display units, co-ordinating worktops, gas cooker point, space for under counter fridge, inset spot lighting to ceiling, radiator. UPVC framed double glazed window overlooking the rear garden. Access to:-



Conservatory

8'05" x 10'04" UPVC framed double glazed construction set onto dwarf walling, wall mounted Vaillant gas combination boiler, plumbing for washing machine. UPVC door with double glazed centre panel leading into the rear garden.





Bedroom One

11'07" x 11'05" Inbuilt wardrobe with sliding mirror fronted doors, coved ceiling, radiator, wall light point. UPVC framed double glazed window to the front elevation.



Bedroom Two

11'05" x 11'06" Inbuilt wardrobes / storage cupboards, radiator. UPVC framed double glazed window overlooking the rear garden.



Shower Room

6'02" x 6'08" Three piece white suite incorporating pedestal wash basin, low-level WC and step in shower tray with chrome mixer shower fittings and glazed screen over, tiled walls, Karndean-style floor, coved ceiling with inset spot lighting and extractor, heated towel rail.

Outside

Dwarf walling to the front with mature hedges providing privacy, tarmacadam driveway providing off-road parking and leading to an attached garage [17'01" x 7'10"] having up-and-over door, power and lighting installed, cold water tap, glazed window, access to rear garden. Private mature garden to the rear with well-stocked flower/shrub beds, paved walkways, timber summer house and shed, timber fencing to the perimeter.



Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : B

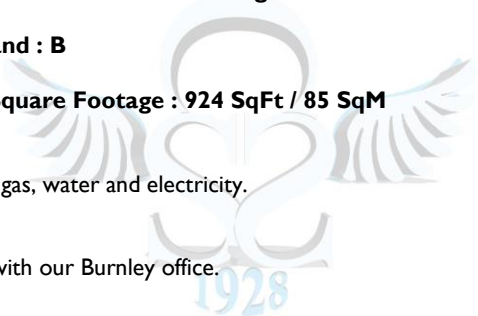
Approximate Square Footage : 924 SqFt / 85 SqM

Services :

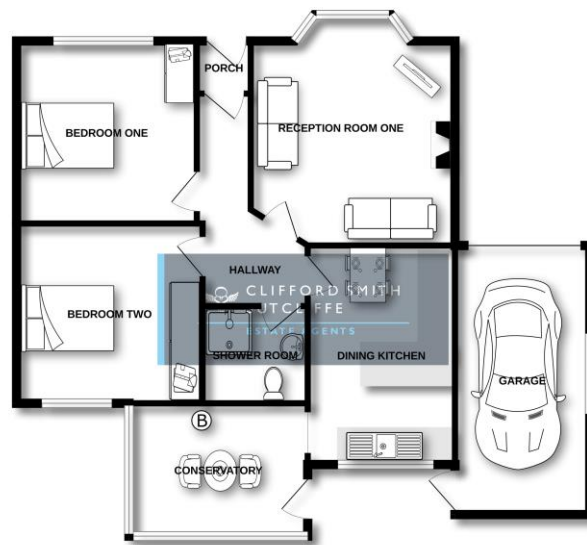
Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



TWO BEDROOM SEMI-DETACHED BUNGALOW

What every client has been made to realize is that the accuracy of the finished construction, measurements, or dimensions, shown on any plan, are for information only and should be used as such by any prospective purchaser. The architect, architect's firm, and its agents, do not warrant or guarantee as to their quality or efficiency can be given.
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