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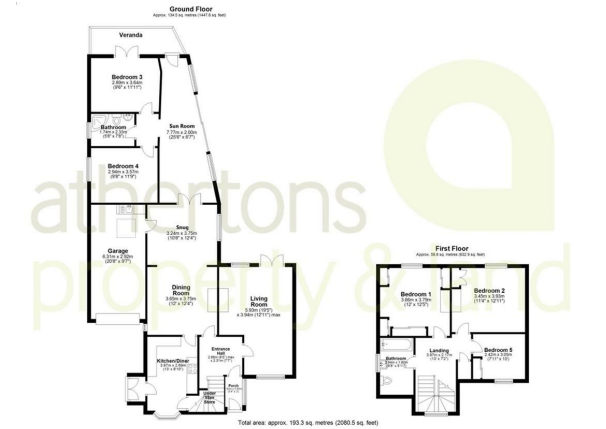
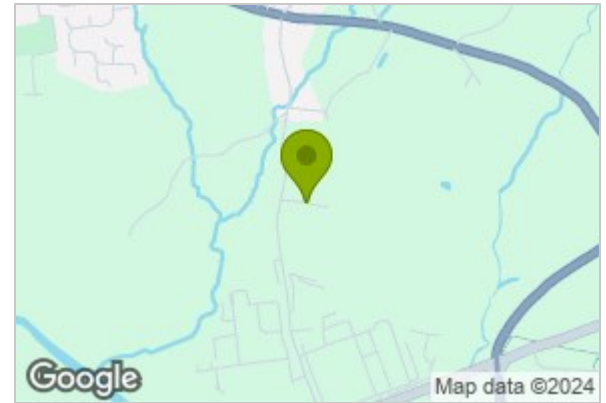


Hillside Tunstead Avenue, Burnley, BB12 7NR  
£445,000



# Hillside Tunstead Avenue, Burnley, BB12 7NR

A truly unique, period semi-detached property which has been lovingly maintained and extended boasting five bedrooms across two floors. Positioned in a much sought after semi-rural location, the family home dates back to 1914, with a previous pool room extension being converted to extra bedroom space but which could happily suit an annexe or further living accommodation for guests. The current owner has done a wonderful job of maintaining & restoring many of the period features, whilst also managing to create a contemporary modern feel. The property briefly comprises of: Ground Floor; porch, hall, living room, dining room, kitchen, snug, sun room, bedrooms three and four, bathroom and veranda. First Floor; landing, family bathroom, bedroom one, bedroom two and bedroom five.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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