



Hilton &
Horsfall

BB12 0JT

Avon Court, Burnley

Offers In The Region Of £139,950

- Ideal location
- Three bedrooms
- Large reception room
- Family Home
- Well maintained garden

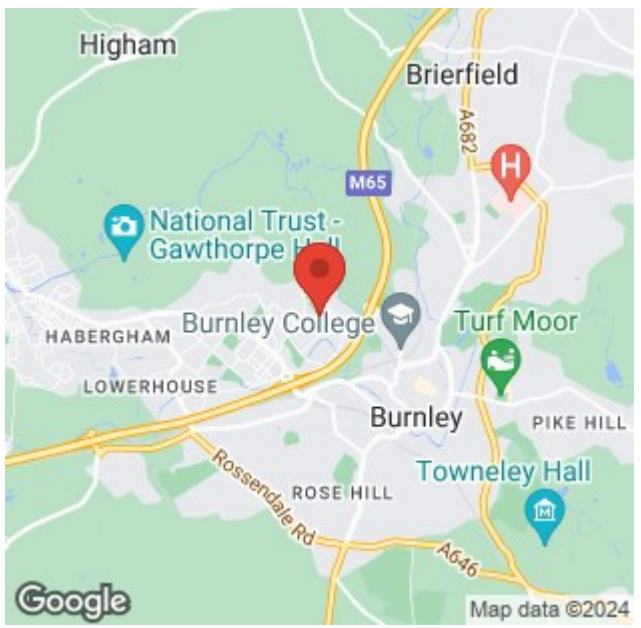
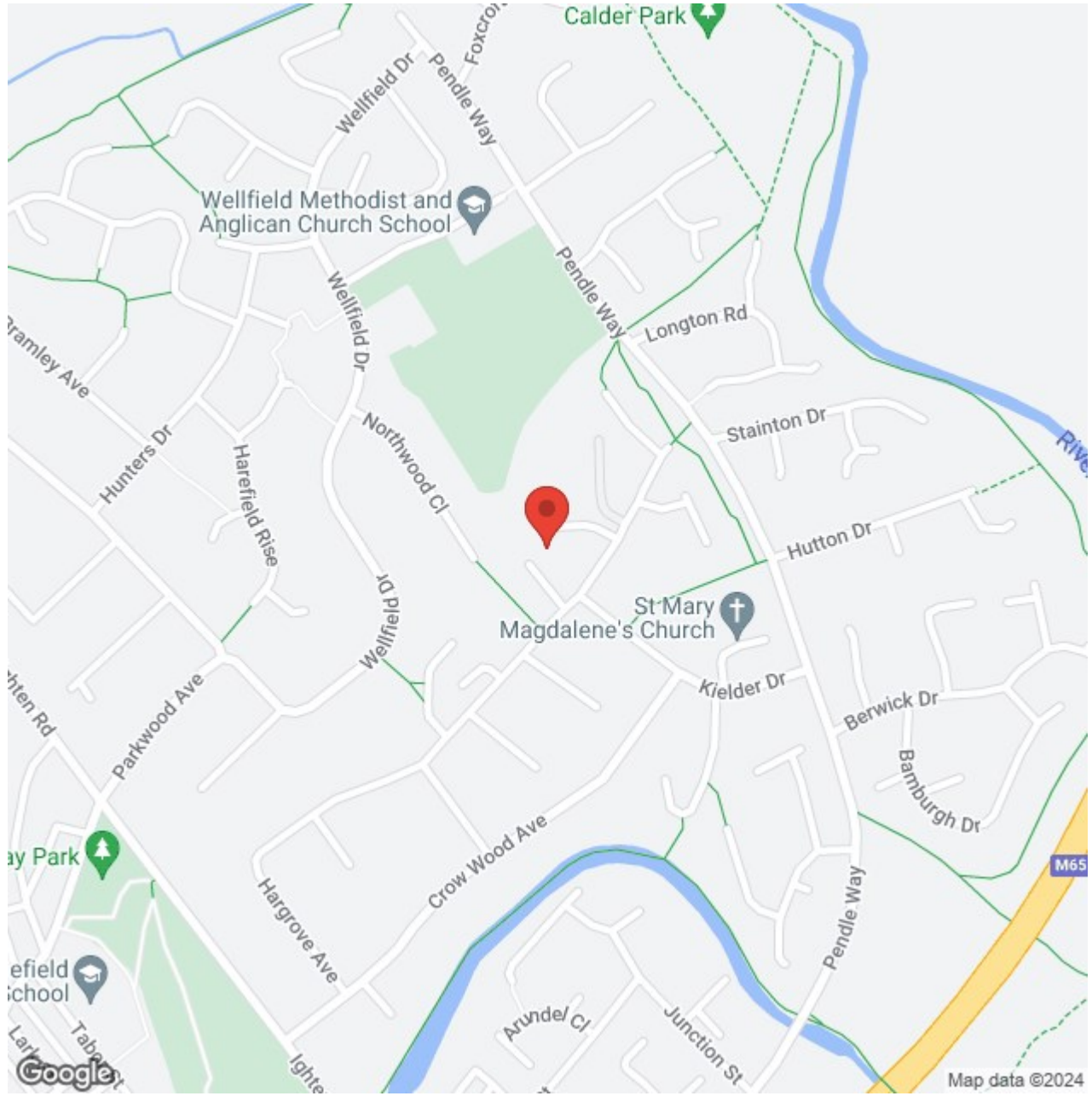
Welcome to Avon Court, Burnley - a charming semi-detached house that is sure to capture your heart! This delightful property boasts three cosy bedrooms and a contemporary three piece bathroom suite, perfect for a growing family or those in need of extra space. Situated in an ideal location close to the town centre, convenience is at your doorstep. As you step inside, you'll be greeted by a warm and inviting reception room, ideal for relaxing with loved ones or entertaining guests and a fitted kitchen. The well-maintained garden offers a tranquil retreat, perfect for use during the Spring / Summer months. This property is not just a house; it's a family home waiting for new memories to be made. Early viewing is advised to avoid disappointment. Council Tax Band A. FREEHOLD.

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Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

Having access to a storage cupboard with space for a freezer.

GROUND FLOOR WC

A useful ground floor w.c comprising of: tiled flooring, low level w.c, wall mounted corner sink, 1x central heating radiator, halogen spotlights and uPVC double glazed frosted window to the rear elevation.

LIVING ROOM 23'5" x 10'6" (7.148m x 3.209m)

A family sized living room having space for settees, space for table and chairs, television point, 2x central heating radiators and uPVC double glazed windows to the front and rear elevation.

DINING KITCHEN 10'9" x 10'8" (3.289m x 3.261m)

Offering a range of fitted wall and base units with contrasting worktops, tiled flooring, inset sink with chrome mixer tap, plumbing for a washing machine, space for a tumble dryer, integrated Bosch oven / grill, 4 ring gas hob with extractor hood above, under counter fridge, access to Worcester boiler, uPVC double glazed window to the front elevation and a door leading out to the garden.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 12'7" x 10'10" (3.853m x 3.304m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM TWO 12'6" x 8'3" (3.825m x 2.539m)

Another bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE 11'2" x 6'10" (3.423m x 2.106m)

A well proportioned bedroom which is currently utilised as an office room having space for wardrobes and drawers / desk & chair, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: tiled flooring and walls, bathtub with shower over and glass shower screen, low level w.c, pedestal sink with chrome mixer tap, 1x central heating radiator, halogen spotlights and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally you will find a well maintained enclosed flagged garden with a decked patio area having space for garden furniture, mature trees, shrubs and flowerbeds and a storage shed.

PUBLISHING

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Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



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OUTSIDE

Externally you will find a well maintained enclosed flagged garden with a decked patio area having space for garden furniture, mature trees, shrubs and flowerbeds and a storage shed.



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