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FOR SALE

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BB11 4RH

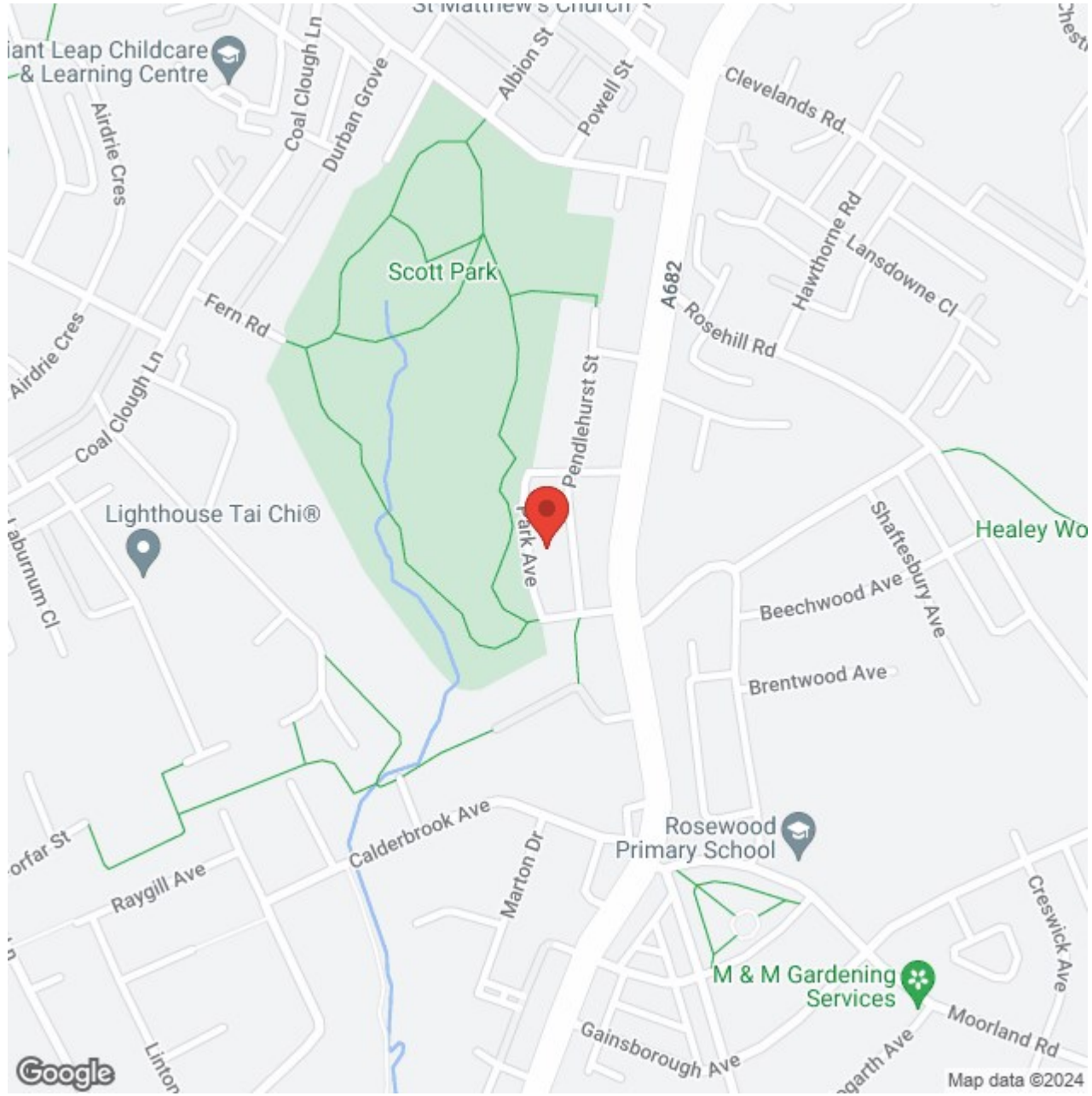
Park Avenue, Burnley

Offers In The Region Of £319,950

- Recently Renovated
- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- No Chain

Welcome to this stunning property located on Park Avenue in the charming town of Burnley. This recently renovated terraced house boasts an impressive 2,135 sq ft of living space, providing ample room for a growing family or those who love to entertain. As you step inside, you are greeted by not one, but two spacious reception rooms, perfect for hosting guests or simply relaxing with your loved ones. The property features five generously sized bedrooms, offering plenty of space for a large family or for those who require extra rooms for a home office or hobby space. With two modern bathrooms, busy mornings will no longer be a hassle in this home. Located in the heart of Burnley, this property is surrounded by local amenities, schools, and parks, making it an ideal place to call home. The recent renovation means that you can move in with peace of mind, knowing that the property has been updated to a high standard. Don't miss out on the opportunity to own this beautiful terraced house on Park Avenue. With its abundance of space, modern amenities, and prime location, this property is sure to be a wonderful place to create new memories and call home.







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Lancashire

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LOWER GROUND FLOOR

On the lower ground floor you will find:

CELLAR 15'11" x 17'8" (4.87m x 5.39m)

Having full electrics and lighting, 2x central heating radiators and ample space for storage.

GROUND FLOOR

On the ground floor you will find:

ENTRANCE VESTIBULE

Having tiled floor, modern anthracite radiator and composite door to the front elevation.

ENTRANCE HALLWAY

A welcoming entrance hallway with tiled flooring, ceiling coving, 3x wall lights and staircase leading to the first floor / landing.

LIVING ROOM 16'11" x 13'3" (5.16m x 4.04m)

A family sized living room with a ceiling rose and chandelier, space for settees, television point and uPVC double glazed bay fronted window.

DINING ROOM 13'9" x 12'3" (4.20m x 3.74m)

ideal for entertaining guests this dining room has ample space for a dining table and chairs, ceiling rose, modern anthracite radiator and uPVC double glazed window to the rear elevation

KITCHEN 20'0" x 9'7" (6.11m x 2.93m)

Offering a range of fitted wall and base units with contrasting wood worktops, tiled splashback, tiled flooring, inset sink with gold mixer tap, integrated 60/40 fridge / freezer, integrated Caple oven / grill, 5 ring gas hob, recessed LED spotlights, door to the cellar and uPVC double glazed window to the side elevation.

UTILITY ROOM 8'9" x 9'5" (2.67m x 2.89m)

A useful utility room having tiled flooring, fitted base units with contrasting worktops, space for a tumble dryer, access to Worcester boiler, 1x electric radiator, door to pantry cupboard, uPVC door leading out to rear garden and uPVC double glazed window to the side elevation.

PANTRY ROOM 2'5" x 9'7" (0.74m x 2.94m)

With tiled flooring, fitted shelving units and plumbing for a washing machine.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM THREE 13'8" x 18'8" (4.18m x 5.69m)

A bedroom of double proportions with space for wardrobes and drawers, 3x central heating radiators and uPVC double glazed window to the front elevation.

BEDROOM FOUR 13'8" x 12'1" (4.19m x 3.70m)

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

BEDROOM FIVE 6'9" x 9'7" (2.07m x 2.93m)

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

BATHROOM

A stunning four piece bathroom suite comprising of: tiled flooring, part tiled walls, panelled bathtub with chrome mixer tap, shower cubicle with rainfall shower head, pedestal sink with chrome mixer tap, low level w.c, white heated towel rack, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the side elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

MASTER BEDROOM 13'5" x 17'6" (4.11m x 5.34m)

A bedroom of double proportions with space for wardrobes and drawers, exposed ceiling beams, 1x central heating radiator, uPVC double glazed window to the front elevation and door leading through to the en-suite shower room.

EN-SUITE SHOWER ROOM

A brilliantly modern three piece suite comprising of: fully tiled flooring and walls, double shower with rainfall shower head and handheld shower attachment, low level w.c, sink in vanity unit, anthracite heated towel rack, recessed LED spotlights and an air extraction fan.

BEDROOM TWO 13'9" x 12'3" (4.20m x 3.75m)

Yet again a bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and velux window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is an enclosed forecourt. To the rear elevation you will find a flagged yard with space for garden furniture, block paved driveway offering off road parking and an outside water tap.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/Park-Avenue-Burnley>

PROPERTY DETAILS

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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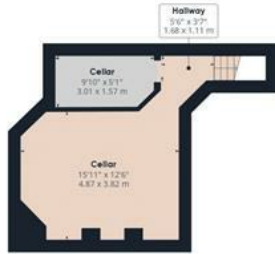
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OUTSIDE

Externally to the front elevation there is an enclosed forecourt. To the rear elevation you will find a flagged yard with space for garden furniture, block paved driveway offering off road parking and an outside water tap.





Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2134.58 ft²

198.31 m²

Reduced headroom

61.11 ft²

5.68 m²

(1) Excluding balconies and terraces.

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)