





Hilton &  
Horsfall

BB10 2PY

## Kingsdale Avenue, Burnley

### Offers In The Region Of £144,950

- Semi detached
- Bungalow
- Two bedrooms
- Detached garage
- Rear garden

'Kingsdale Avenue.' This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests to stay over. The bathroom is conveniently located for easy access from both bedrooms. Situated in a peaceful neighbourhood, this bungalow offers a lovely rear garden where you can enjoy the outdoors. Parking is never an issue with an extensive driveway and garage. Situated conveniently close by to local amenities, good schools and transport links. The M65 motorway is only a short drive away providing easy access through to neighbouring towns / cities. Early viewings are advised.  
Council Tax Band C.







## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### **LIVING ROOM 16'4" x 11'2" (4.992m x 3.404m)**

A family sized living room with ceiling coving, space for settees, television point, wall feature fireplace with gas fire set within and uPVC double glazed window to the front elevation.

#### **KITCHEN DINER 14'4" x 11'3" (4.393m x 3.440m)**

Offering a range of fitted wall and base units with contrasting worktops, ceiling coving, tiled splash back, inset sink with chrome mixer tap, integrated Beko oven / grill, Homark 4 ring gas hob, plumbing for a washing machine, under counter fridge, integrated freezer, space for a dining table and chairs, 1x central heating radiator, uPVC double glazed window and door to the side elevation.

#### **BEDROOM ONE 11'2" x 9'3" (3.418m x 2.820m )**

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

#### **BEDROOM TWO 8'3" x 10'10" (2.517m x 3.317m )**

A well proportioned bedroom with space for wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

### BATHROOM

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

### EXTERNALLY

Externally to the front elevation you will find a lawned area with shrubs and flowerbeds, and a flagged driveway leading up to the detached garage offering ample space for off road parking. To the rear elevation there is an enclosed two tier elevated garden with a flagged patio area having space for garden furniture and a laid lawn with mature shrubs and flowerbeds. Perfect for use during the Spring / Summer months.

### 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.

### PUBLISHING

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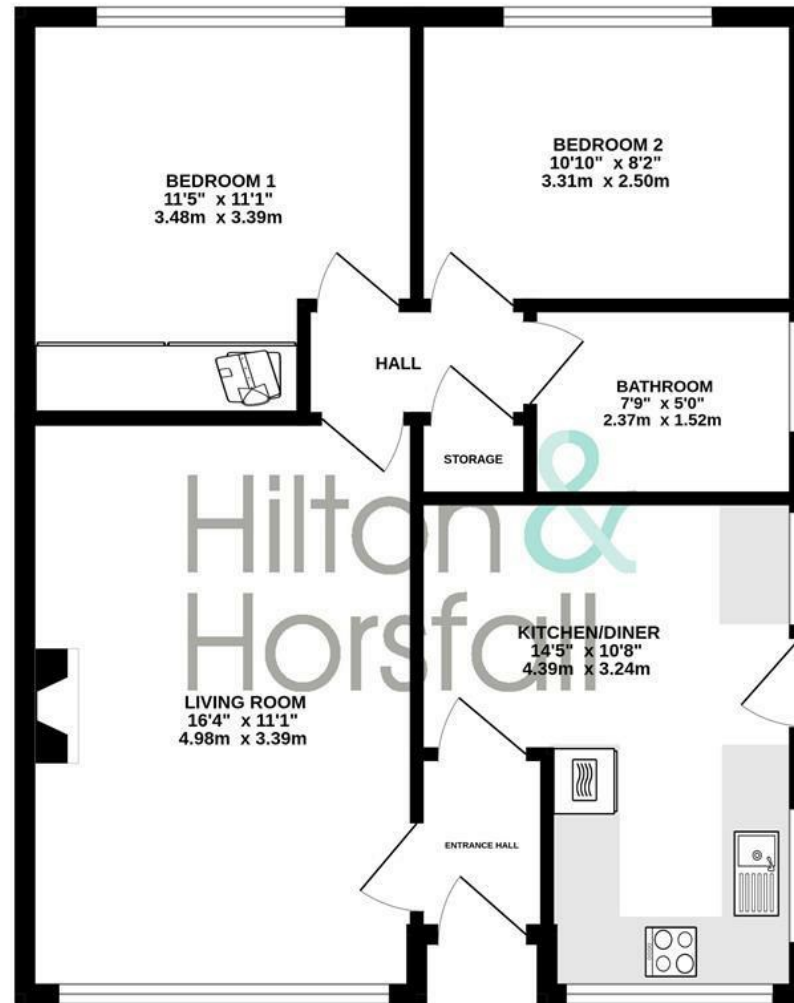
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## OUTSIDE

Externally to the front elevation you will find a lawned area with shrubs and flowerbeds, and a flagged driveway leading up to the detached garage offering ample space for off road parking. To the rear elevation there is an enclosed two tier elevated garden with a flagged patio area having space for garden furniture and a laid lawn with mature shrubs and flowerbeds. Perfect for use during the Spring / Summer months.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



26 KINGSDALE AVENUE - MARKETED BY HILTON & HORSFALL ESTATE AGENTS

TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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