





Hilton &  
Horsfall

BB10 4NG

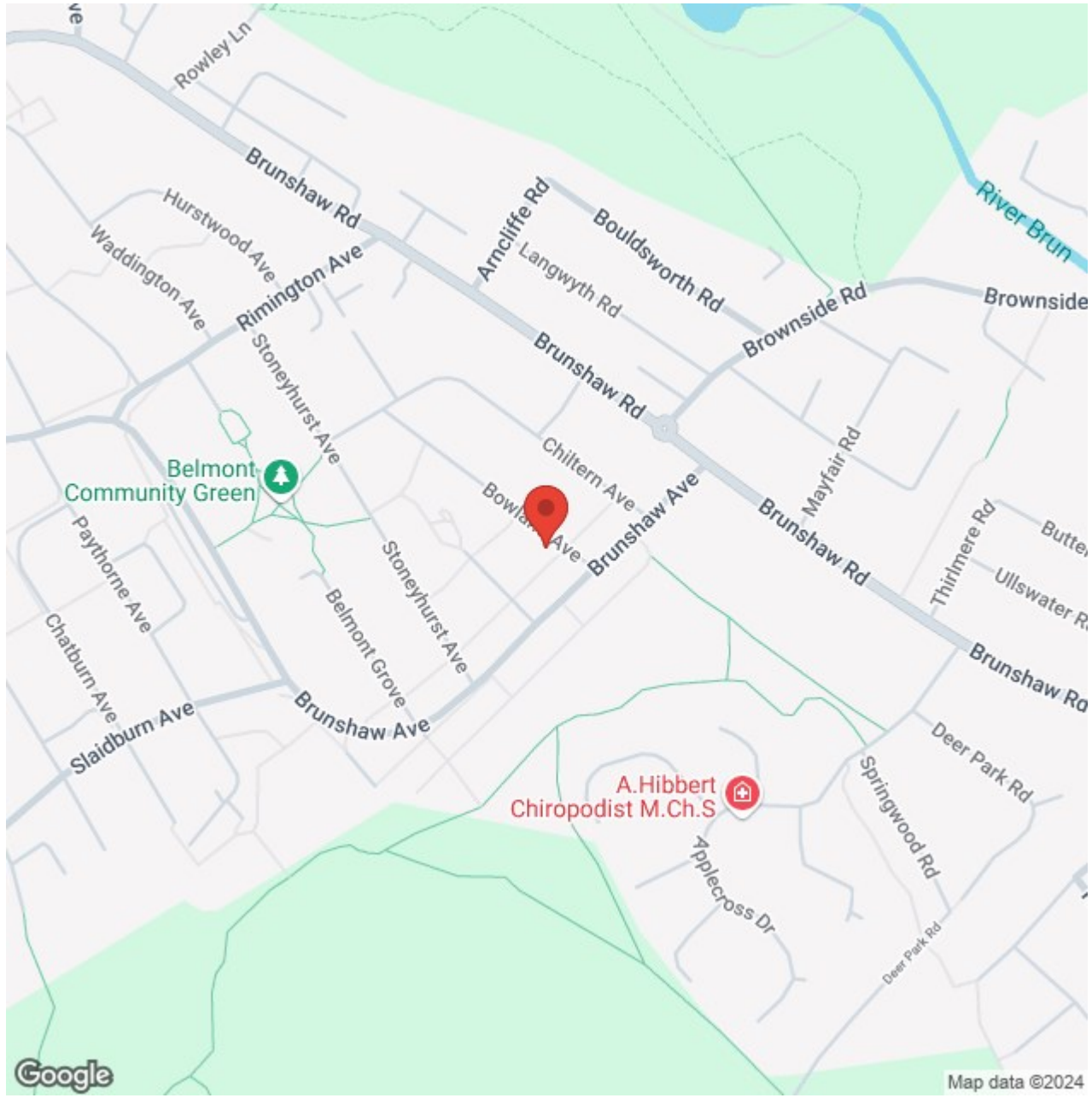
## Bowland Avenue, Burnley

### Offers In The Region Of £184,950

- Semi Detached
- Three Bedrooms
- Off Road Parking
- Garden with Outside Bar & Deck
- Utility Room

This semi-detached dwelling is located in a popular area of Burnley, situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Blackburn, Manchester and beyond. A beautiful three bedroomed family home, this semi-detached dwelling has plenty of note worthy features throughout and briefly compromises of; a welcoming entrance hallway, family sized living room, modern fitted kitchen, utility room and a spacious conservatory with open countryside views. To the first floor / landing you will find three well proportioned bedrooms and a beautifully presented three piece bathroom suite. Externally to the front elevation there is a tarmac driveway offering off road parking for several cars. To the rear elevation there is a large garden with a hot tub shed with lighting and power, built in bar, large lawned area, raised decked area and a well kept patio laid with flags. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment. Freehold. Tax band A.







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## Lancashire

This semi-detached dwelling is located in a popular area of Burnley, situated conveniently close by to local amenities, transport links and good schools. The M65 motorway is only a short drive away offering easy access through to neighbouring towns / cities such as: Blackburn, Manchester and beyond. A beautiful three bed roomed family home, this semi-detached dwelling has plenty of note worthy features throughout and briefly comprises of; a welcoming entrance hallway, family sized living room, modern fitted kitchen, utility room and a spacious conservatory with open countryside views. To the first floor / landing you will find three well proportioned bedrooms and a beautifully presented three piece bathroom suite. Externally to the front elevation there is a tarmac driveway offering off road parking for several cars. To the rear elevation there is a large garden with a hot tub shed with lighting and power, built in bar, large lawned area, raised decked area and a well kept patio laid with flags. Perfect for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment. Freehold. Tax band A.

### GROUND FLOOR

#### ENTRANCE

With a uPVC double glazed door leading to:

#### HALLWAY

A welcoming entrance hallway with wood effect flooring, 1x radiator and an open balustrade staircase leading to the first floor / landing.

#### LIVING ROOM 13'8" x 13'10" (4.17 x 4.23)

A family sized living room with a multi fuel stove, television point, ceiling rose, 1x radiator, wood effect flooring and uPVC double glazed french doors leading to the rear garden.

#### KITCHEN 13'0" x 10'5" (3.98 x 3.19)

A modern fitted kitchen with a range of wall and base units and contrasting work tops over, having built in appliances such as a dishwasher, fridge freezer, extractor hood and a

centre island. The kitchen also boasts a stainless steel sink with chrome mixer tap, wood effect flooring and a uPVC double glazed window to the side elevation.

#### UTILITY ROOM 5'10" x 13'0" (1.78 x 3.98)

A useful utility room with a plumbing for a washing machine and dryer, tiled flooring, location of the combi boiler and a uPVC double glazed door to the side elevation.

#### CONSERVATORY 15'11" x 11'3" (4.87 x 3.44)

A comfortable conservatory with a tv point, electric fire, LED spotlights, wood effect flooring and uPVC double glazed french doors leading to the rear garden.

#### FIRST FLOOR / LANDING

An open landing with a built in storage cupboard, access to the loft and a uPVC double glazed window to the front elevation.

#### BEDROOM ONE 10'9" x 11'10" (3.30 x 3.63)

A good sized double bedroom with ample room space for bedroom furniture, 1x radiator and a uPVC double glazed window to the rear elevation.

#### BEDROOM TWO 11'1" x 10'10" (3.40 x 3.31)

Another bedroom of double proportion with built in storage, 1x radiator and a uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 8'5" x 7'4" (2.58 x 2.25)

A bedroom of single proportion with 1x radiator and a uPVC double glazed window to the front elevation.

#### BATHROOM 7'10" x 5'6" (2.40 x 1.69)

A modern three piece suite with a panelled bath and shower over, pedestal sink with matte black mixer tap, push button w.c, LED spotlights, extractor fan, tiled floor, fully tiled walls and 2x frosted double glazed windows to the side elevation.

#### EXTERNALLY

Externally to the front elevation there is a tarmac driveway offering off road parking for several cars. To the rear

elevation there is a large garden with a hot tub shed with lighting and power, built in bar, large lawned area, raised decked area and a well kept patio laid with flags. Perfect for use during the Spring / Summer months

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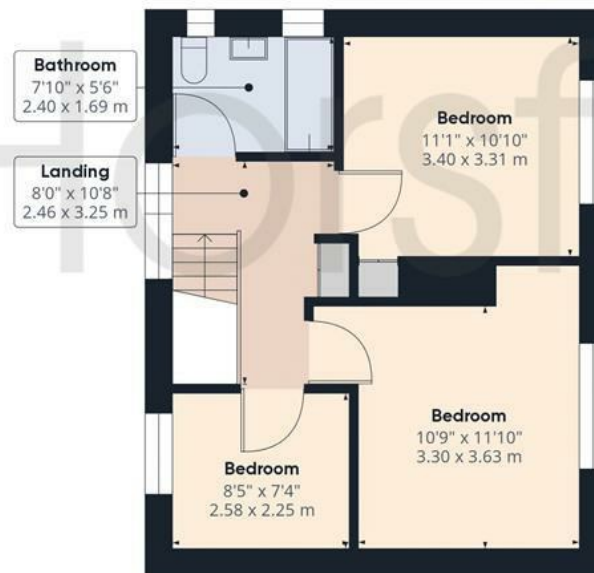
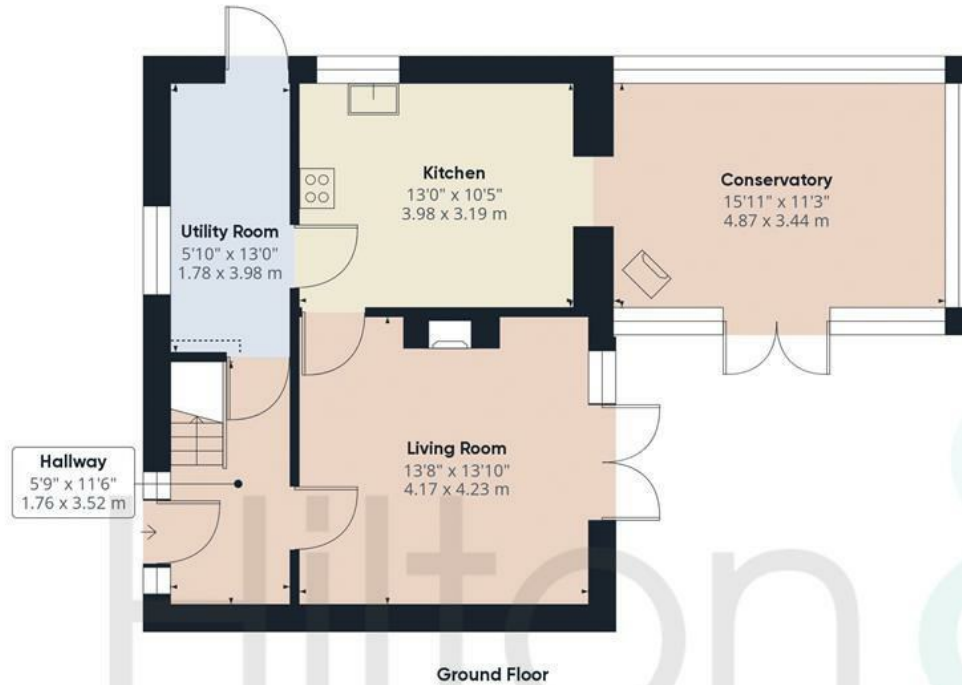


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## OUTSIDE

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**Approximate total area<sup>(1)</sup>**

1099.86 ft<sup>2</sup>

102.18 m<sup>2</sup>

**Reduced headroom**

1.51 ft<sup>2</sup>

0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.



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