



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Fountains Avenue, Simonstone, BB12 7PY

£299,950

THE PERFECT FAMILY HOME

Nestled in the desirable area of Fountains Avenue, Simonstone, Burnley, this charming detached house offers a perfect blend of comfort and versatility, making it an ideal home for a growing family. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. A delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

On the ground floor, you will find a convenient bedroom and a well-appointed bathroom, catering to various living arrangements. Upstairs, two spacious bedrooms await, both sharing a modern shower room, ensuring that family members have their own private spaces.

The property is further enhanced by charming front and rear gardens, with the rear garden backing onto a tranquil playing field, offering a peaceful retreat for outdoor activities and family gatherings.

Situated in a popular and sought-after location, this home is conveniently close to local schools and provides excellent access to major commuter routes, making it an ideal choice for those who need to travel for work or leisure.

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3 2 2 D

- Exceptional Detached Property
 - Stylish Decoration Throughout
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Sought After Area
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

13'4 x 9'1 (4.06m x 2.77m)
Composite double glazed frosted front door, central heating radiator, dado rail, cornice coving, doors leading to two reception rooms, bedroom three, utility, utility cupboard, bathroom, understairs storage and kitchen.

Reception Room One

15'5 x 11'10 (4.70m x 3.61m)
UPVC double glazed bow window, central heating radiator, coving, electric fire, television point and two feature wall lights.

Kitchen

11'0 x 7'9 (3.35m x 2.36m)
UPVC double glazed window, range of wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, enclosed boiler, plumbing for dishwasher, integrated fridge freezer, tiled effect flooring and UPVC double glazed door to conservatory.

Reception Room Two

13'4 x 12'1 (4.06m x 3.68m)
UPVC double glazed frosted window, central heating radiator, sliding door to conservatory and stairs to first floor.

Conservatory

14'10 x 9'2 (4.52m x 2.79m)
UPVC double glazed windows, sloped polycarbonate roof, storage heater and UPVC double glazed sliding door to rear.

Bathroom

5'7 x 5'5 (1.70m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed shower, tiled elevations, spotlights and tiled effect flooring.

Utility

5'5 x 2'5 (1.65m x 0.74m)
UPVC double glazed frosted window, plumbing for washing machine and space for dryer.

Bedroom Three

9'2 x 7'9 (2.79m x 2.36m)
UPVC double glazed window, central heating radiator and television point.

First Floor

Landing

Loft access, smoke detector, doors leading to two bedrooms and shower room.

Bedroom One

13'4 x 12'8 (4.06m x 3.86m)
UPVC double glazed window, central heating radiator, under eaves storage and fitted wardrobes.

Bedroom Two

10'3 x 9'10 (3.12m x 3.00m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Shower Room

7'2 x 4'10 (2.18m x 1.47m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, extractor fan, spotlights and wood effect flooring.

External

Rear

Enclosed garden with laid to lawn, gravel chippings, bedding areas, paving, external gate and single garage.

Front

Laid to lawn garden with paving and driveway.

