









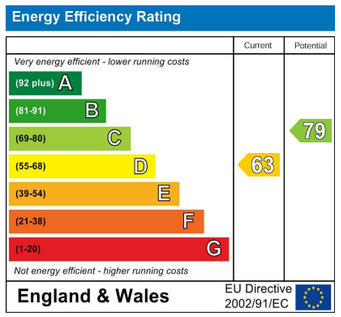
Park Avenue, Burnley, BB11 4RH

Offers Over £315,000

AN EXQUISITE FIVE BEDROOM TERRACED PROPERTY

Nestled on the charming Park Avenue in Burnley, this exquisite Victorian terraced house has been fully renovated to an exceptional standard, offering a perfect blend of modern living and classic elegance. The property has been meticulously restored, having been taken back to brick, ensuring that every detail reflects quality and sophistication.
As you step inside, you will be greeted by interiors that are both stylish and inviting, showcasing enviable original features that add character and charm. The versatile layout includes five generously sized bedrooms, providing ample space for family living. The two spacious living areas are perfect for relaxation and entertaining, while the contemporary fitted kitchen is a chef's dream, equipped with the latest appliances and finishes.
This remarkable home also boasts two well-appointed bathrooms, ensuring convenience for the entire family. Outside, you will find off-road parking, along with delightful garden spaces both at the front and rear, ideal for enjoying the outdoors or hosting gatherings.
Situated in a picturesque location overlooking Scott Park, this property offers not only a beautiful home but also a wonderful community atmosphere. With its combination of modern amenities and classic Victorian charm, this house is truly the perfect family home, ready to welcome its new owners. Don't miss the opportunity to make this stunning property your own.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.



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.

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- Exquisite Victorian Terraced Property
- Contemporary Fitted Kitchen
- Off Road Parking
- Tenure - Leasehold
- Five Generously Sized Bedrooms
- Fully Renovated Throughout
- EPC Rating - D
- Two Spacious Living Areas
- Overlooking Picturesque Scott Park
- Council Tax Band - D

Ground Floor

Entrance

Composite double glazed frosted door to the entrance vestibule.

Entrance Vestibule

4'9 x 4'7 (1.45m x 1.40m)

Cornice coving, wood effect vinyl flooring, hardwood single glazed frosted, leaded, stain glass door to the hallway.

Hallway

19'10 x 5'9 (6.05m x 1.75m)

Central heating radiator, coving, corbel, picture rail, smoke alarm, wood effect vinyl flooring, solid wood doors to two reception rooms and the kitchen, staircase to the first floor.

Reception Room One

16'10 x 13'9 (5.13m x 4.19m)

UPVC double glazed bay window, central heating radiator, cornice coving, ceiling rose, picture rail, cast iron multi fuel burner with a slate hearth and oak mantle, integrated alcove storage, television point.

Reception Room Two

13'8 x 12'9 (3.96m'2.44m x 3.66m'2.74m)

UPVC double glazed window, central heating radiator, coving, picture rail, electric living flame burner effect fire with slate hearth, exposed stone surround and oak mantle, television point, wood effect Karndean flooring.

Kitchen

20'4 x 9'9 (6.20m x 2.97m)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, solid wood surface, ceramic Belfast sink with high spout mixer tap, integrated electric high rise Neff double oven with a four ring induction hob and extractor hood, integrated full length fridge, integrated breakfast bar, pendant lighting, spotlights, wood effect Lino flooring, door to the utility room, UPVC double glazed frosted door to the rear, door to the staircase to the lower ground floor.

Utility Room

11'9 x 6'3 (3.35m'2.74m x 1.83m'0.91m)

UPVC double glazed window, central heating radiator, plumbing for a washing machine, space for a freezer and a dryer, storage cupboard, wood effect laminate flooring, door to the shower room.

Shower Room

8'8 x 3'1 (2.44m'2.44m x 0.91m'0.30m)

A three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure, tiled elevations, wood effect laminate flooring.

Lower Ground Floor

Cellar

19'3 x 16'6 (5.87m x 5.03m)

Central heating radiator, power, lighting.

First Floor

Landing

25'2 x 6 (7.67m x 1.83m)

Skylight, coving, smoke alarm, picture rail, two feature wall lights, doors to three bedrooms, bathroom and staircase to the second floor.

Bedroom One

18'10 x 12'10 (5.74m x 3.91m)

Two UPVC double glazed windows, central heating radiator, cast iron original open fireplace, television point.

Bedroom Two

13'7 x 12'8 (4.14m x 3.86m)

UPVC double glazed window, central heating radiator, picture rail.

Bedroom Three

9'9 x 6'9 (2.97m x 2.06m)

UPVC double glazed window, central heating radiator.

Bathroom

9'10 x 6'5 (3.00m x 1.96m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a panelled bath with mixer tap, overhead rainfall direct feed shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, PVC panelled elevations, spotlights, wood effect Lino flooring.

Second Floor

Landing

8'3 x 5'10 (2.51m x 1.78m)

Hardwood single glazed frosted window, eaves storage, doors to bedroom four and bedroom five.

Bedroom Four

17'8 x 14 (5.38m x 4.27m)

UPVC double glazed window, central heating radiator, two feature wall lights, cast iron original open fireplace.

Bedroom Five

11'2 x 8'2 (3.40m x 2.49m)

Velux window, central heating radiator.

External

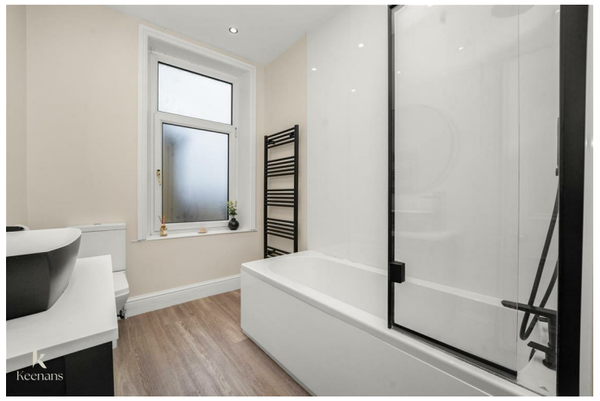
Rear

Enclosed paved garden with stone chip bedding, outbuilding and carport.

Front

Garden with paving, stone chipping and bedding.









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