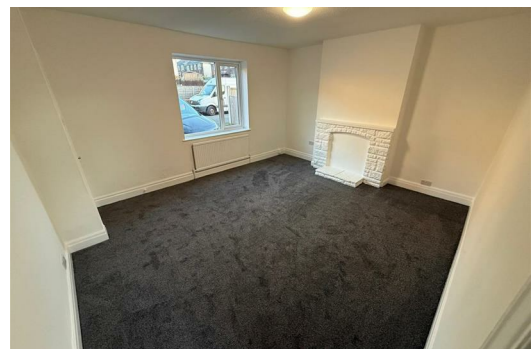




Dorset Avenue, Burnley, BB12 7ED

Offers Over £100,000

Offered to the market with the benefit of being vacant and chain free, this attractive three-bedroom end-terraced property provides spacious and well-presented accommodation throughout, making it an excellent choice for a wide range of buyers. Ideally situated within easy reach of Padiham town centre, the property combines comfortable living space with a generous garden and convenient off-road parking.

Arranged over two floors, the accommodation begins with a welcoming entrance hallway leading into a well-proportioned lounge, providing a comfortable space for relaxing and entertaining. The fitted kitchen offers a practical and well-equipped environment, together with useful storage space and access to the outside.

To the first floor, there are three well-sized bedrooms, providing excellent flexibility for families, guests or those requiring a dedicated home-working space. The accommodation is completed by a three-piece family bathroom featuring a shower over the bath.

The property benefits from uPVC double glazing and gas central heating throughout, ensuring a warm and comfortable home all year round. Having been recently refurbished, the property is presented in good order and offers buyers the opportunity to move in and enjoy the accommodation without the need for major works.

Externally, the property benefits from an impressive enclosed side garden, offering a generous private outdoor space which is ideal for relaxing, entertaining and enjoying the warmer months. There is also a driveway to the front providing valuable off-road parking.

The property is ideally positioned for access to the amenities of Padiham, with the town centre just a short distance away. A range of shops, cafés, supermarkets and everyday facilities can be found locally, while the surrounding area also provides access to schools, recreational facilities and transport links.

For commuters, the location is particularly convenient, with straightforward access to the M65 motorway network providing connections towards Burnley, Blackburn and the wider region. Local bus routes and nearby main roads also provide further transport options.

Offering three bedrooms, generous living accommodation, an attractive enclosed garden, driveway parking and the considerable benefit of being vacant and chain free, this is a property that is ready to be enjoyed from day one.

An internal viewing is highly recommended to fully appreciate the space, presentation and excellent location on offer.

Lounge
15'8" x 13'5" (4.80m x 4.10m)

Kitchen
19'0" x 8'2" (5.80m x 2.50m)

Bedroom
7'10" x 8'6" (2.40m x 2.60m)

Bedroom
10'5" x 12'9" (3.20m x 3.90m)

Bedroom
10'5" x 8'10" (3.20m x 2.70m)

Bathroom
7'10" x 5'6" (2.40m x 1.70m)

Disclaimer
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

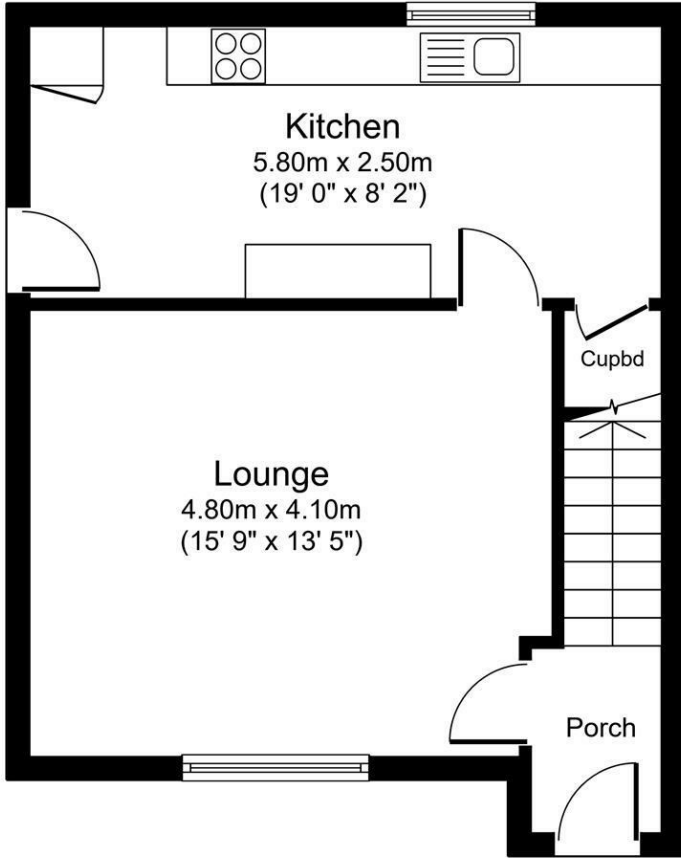
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

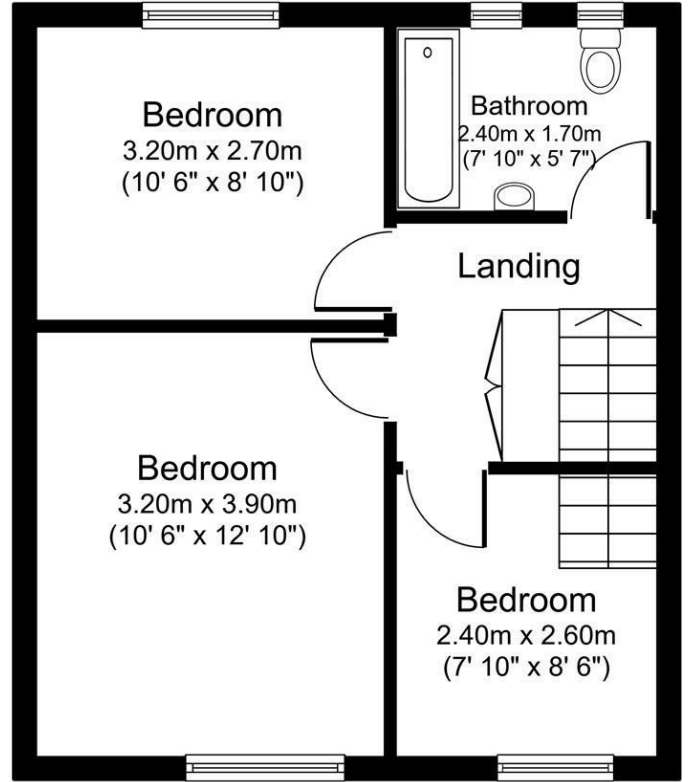
Important Information for Successful Buyers
We are required by law to conduct anti-money laundering

checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Total floor area 77.9 sq.m. (838 sq.ft.) approx



Ground Floor



First Floor

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