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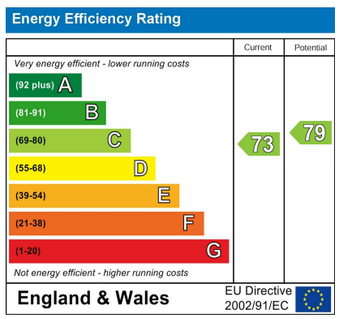












Townfield Avenue, Burnley, BB10 3JG

£375,000

AN EXQUISITE DETACHED BUNGALOW ON AN IMPRESSIVE PLOT

Nestled on the charming Townfield Avenue in Burnley, this exquisite detached bungalow is a true gem that has been meticulously updated to the highest standard. With immaculate presentation, modern fixtures, and stylish interiors, this property offers a perfect blend of comfort and elegance.

Boasting three well-appointed bedrooms, including a loft conversion that creates an ideal third bedroom, this home is designed for both relaxation and entertaining. The modern bathroom complements the living spaces beautifully, while the enviable open-plan kitchen and dining room provide a welcoming atmosphere for family gatherings. The lovely lounge, with its access to an impressive garden room, enhances the living experience, allowing for seamless indoor-outdoor living.

One of the standout features of this property is its fantastic corner plot. The beautifully landscaped gardens are a sight to behold, complete with thoughtful lighting and inviting patio areas, perfect for enjoying the outdoors. To the front, ample off-road parking is available, along with a garage, ensuring convenience for residents and guests alike.

Situated in an idyllic location on the outskirts of Worsthorne, this bungalow is just a stone's throw away from Burnley and the stunning Yorkshire Moors. It is a perfect home for those seeking a peaceful yet accessible lifestyle. A true credit to the current owners, this property has been transformed into a luxurious and stylish residence, ready for you to move straight in. Do not miss the opportunity to make this exceptional home 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 Three-Bedroom Detached Bungalow
- Impressive Garden Room
- Ample Off-Road Parking And Garage
- Tenure - Freehold
- Immaculately Presented Throughout
- Beautifully Landscaped Corner Plot
- EPC Rating - C
- Open-Plan Kitchen And Dining Room
- Stunning Yorkshire Moors Nearby
- Council Tax Band - D

Ground Floor

Entrance
Composite double glazed frosted door to the entrance vestibule.

Entrance Vestibule
3'11 x 3'9 (1.19m x 1.14m)

Tiled elevations, single glazed door to the hallway.

Hallway
12'5 x 11'5 (3.78m x 3.48m)

Two central heating radiators, loft access, smoke alarm, coving, doors to the lounge, dining room, two bedrooms, dressing room and bathroom.

Lounge
14'10 x 12'7 (4.52m x 3.84m)

UPVC double glazed window, central heating radiator, two feature wall lights, electric living flame burner effect fire with sandstone hearth, oak mantle and under lighting, television point, single glazed bifolding doors to the garden room.

Garden Room
10'11 x 8'1 (3.33m x 2.46m)

Dining Room
14'1 x 11'1 (4.29m x 3.38m)

UPVC double glazed windows, central heating radiator, pendant lighting, television point, open to the kitchen, UPVC double glazed French doors to the rear.

Kitchen
13'7 x 9'7 (4.14m x 2.92m)

UPVC double glazed window, central heating radiator, a range of high glossed wall and base units with slate effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric Bosch oven with a four ring induction hob and extractor hood, integrated fridge, under unit lighting, breakfast bar, wood effect laminate flooring, oak door to the utility room.

Utility Room
12'11 x 6'2 (3.94m x 1.88m)

Two UPVC double glazed frosted windows, central heating radiator, a range of high glossed wall and base units, wood effect surface? Plumbing for a washing machine, space for two fridge freezers, Main combination boiler, door to the WC and garage.

WC
5'2 x 4'1 (1.57m x 1.24m)

UPVC double glazed frosted window, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer two, solid oak flooring.

Garage
11'11 x 11 (3.63m x 3.35m)

Power, lighting, storage, electric up and over garage door.

Bedroom One
12'8 x 10'8 (3.86m x 3.25m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Bedroom Two
12'9 x 10'3 (3.89m x 3.12m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

Dressing Room
8'11 x 7 (2.72m x 2.13m)

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes, staircase to the first floor.

Bathroom
8'10 x 5'10 (2.69m x 1.78m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, L shaped panelled bath with a mixer tap and direct feed rainfall shower and rinse head, tiled elevations, spotlights, extractor fan, wood effect laminate flooring.

First Floor

Bedroom Three
13'8 x 10 (4.17m x 3.05m)

Velux window, central heating radiator, spotlights smoke alarm.

External

Rear
Enclosed wrap around garden with laid to lawn, decking, York stone paving, mature shrubs.

Front
Laid to lawn garden with mature shrubs, bedding, concrete resin driveway and pathway with block paved borders and access to the garage.









