



187 Brownhill Avenue

Burnley

Council Tax band: A

Tenure: Freehold

- 2 Bedrooms
- Well presented throughout
- Gas Central Heating
- Rear garden space
- Freehold and Council Tax Band A
- uPVC double glazing throughout
- 700 sq foot
- Underfloor heating in the kitchen + bathroom



Ground Floor

The ground floor is well presented throughout, beginning with a welcoming entrance hallway with stairs rising to the first floor. To the front sits a spacious living room, flooded with natural light from the large window and finished with contemporary flooring, feature wall panelling and plenty of room for comfortable seating. To the rear, the kitchen and dining area offers an excellent range of fitted units with contrasting work surfaces and space for a dining table. French doors open directly onto the rear garden, creating a lovely connection between the home and its outdoor space.

First Floor

The first floor continues the smart presentation, with the landing providing access to two bedrooms and the family bathroom. The principal bedroom is a particularly generous space, benefitting from windows which bring in plenty of natural light, alongside ample room for freestanding bedroom furniture and storage. The second bedroom provides further versatile accommodation. Completing the floor is a stylish contemporary bathroom, finished with modern grey tiling and comprising a wall-mounted WC, vanity wash basin, heated towel rail and shower enclosure.

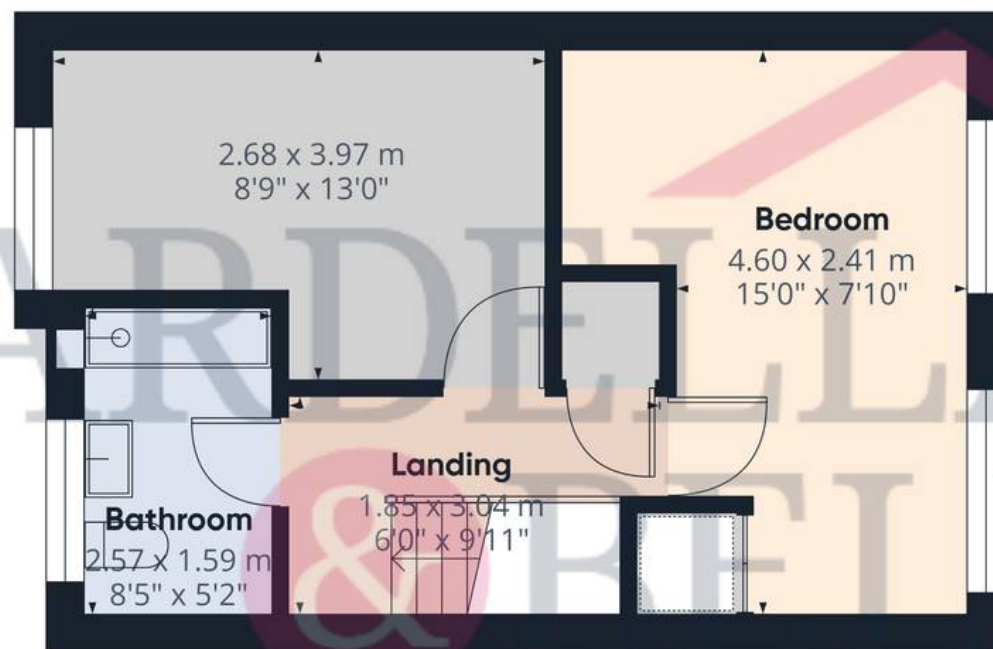




Approximate total area⁽¹⁾

65 m²

700 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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GARDEN

To the front, the property is approached across a lawned frontage with a pathway leading to the entrance. At the rear is an enclosed, low-maintenance garden offering an attractive spot for sitting out and entertaining. The space combines paved patio areas with decorative gravel, colourful raised planting and established borders. A useful timber storage shed provide additional practicality, while gated access is positioned towards the rear. French doors lead directly back into the kitchen and dining area, making the garden feel nicely connected to the living accommodation.

ON STREET





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