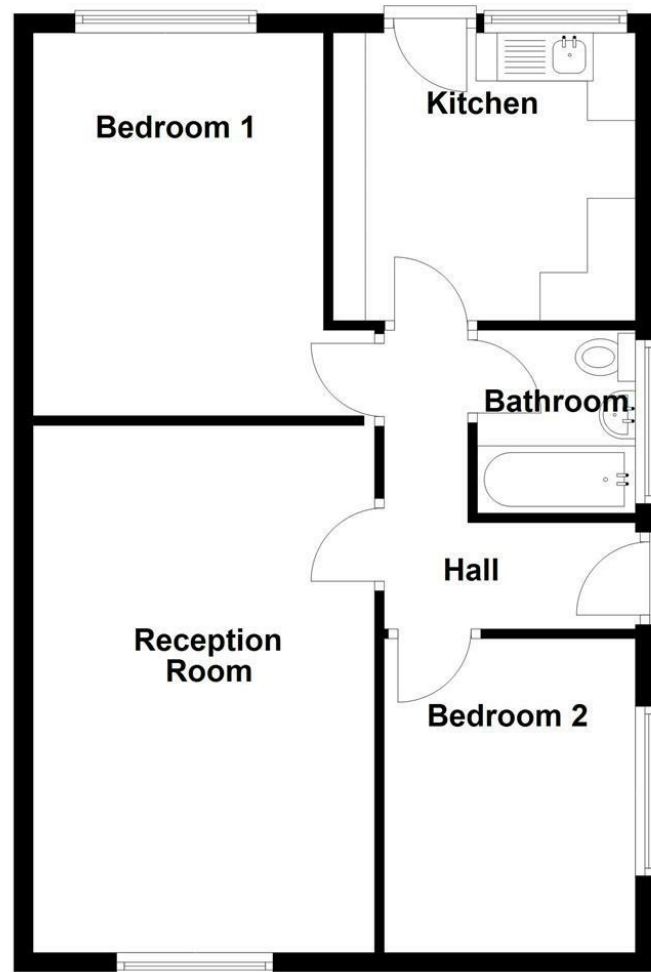


Ground Floor



## Kingsdale Avenue, Burnley, BB10 2PY

### Offers Over £150,000

#### THE PERFECT TRUE BUNGALOW

Nestled on the prestigious Kingsdale Avenue in Burnley, this remarkable true bungalow offers an exceptional opportunity for those seeking a charming and well-maintained home. Set on an impressive corner plot, this property boasts two spacious double bedrooms, a welcoming living room, a functional kitchen, and a well-appointed bathroom, making it ideal for small families or couples looking to create their perfect sanctuary.

The bungalow is beautifully presented, reflecting a high standard of care and attention to detail throughout. The generous wrap-around gardens provide a delightful outdoor space, perfect for enjoying the fresh air or entertaining guests. Additionally, the property features a double driveway, ensuring ample parking for residents and visitors alike.

Situated within one of the most sought-after estates in the area, this home offers both tranquility and convenience. With no chain delay, you can move in and start making memories right away. This property is a blank canvas, ready for you to add your personal touch and truly make it your own. Don't miss the chance to view this splendid bungalow; it could be the perfect place for you to call home.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Kingsdale Avenue, Burnley, BB10 2PY

Offers Over £150,000

 2  1  1  C

- An Envious True Bungalow
- No Chain Delay
- Off Road Parking
- Council Tax Band - C
- Two Bedrooms
- Complete Blank Canvas
- Tenure - Leasehold
- Impressive Plot
- Sought After Location
- EPC Rating - C

## Ground Floor

### Hallway

10 x 8'8 (3.05m x 2.64m)

### Reception Room

18 x 11'8 (5.49m x 3.56m)

### Kitchen

10'4 x 10 (3.15m x 3.05m)

### Bedroom One

13'1 x 11'9 (3.99m x 3.58m)

### Bedroom Two

10'8 x 8'8 (3.25m x 2.64m)

### Bathroom

6'3 x 5'5 (1.91m x 1.65m)



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)