



## 68 Middlesex Avenue

Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Large driveway providing off-road parking for several vehicles
- Landscaped, low maintenance rear garden
- Garden shed and covered seating area
- Well presented throughout
- Council Tax Band B - Leasehold Tenure
- Two Reception Rooms



## Ground Floor

Step into a welcoming entrance hall that leads through to the spacious lounge, a bright and comfortable room that provides an ideal space to relax or entertain. To the rear of the property, the kitchen offers a practical layout with ample worktop and cupboard space, along with room for everyday cooking. Leading directly from the kitchen is a delightful sun room, filled with natural light and offering a versatile additional living space. Whether used as a dining area, home office or a place to unwind while overlooking the garden, this room provides a wonderful extension to the ground floor accommodation. Doors from the sun room lead out to the rear garden.

## First Floor

The first floor comprises a generous principal bedroom and a second bedroom that is ideal as a child's room, nursery, dressing room or home office. The family bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin and WC. The landing provides access to all first floor rooms and the loft.

## External

To the front of the property, a large stone flagged driveway provides off-road parking for several vehicles and is enclosed by attractive wrought iron gates. A gated side pathway gives convenient access to the rear garden. The rear garden has been thoughtfully landscaped to create an inviting outdoor space, featuring a generous paved patio, mature shrubs and planted borders, together with a timber garden shed and a charming covered seating area. It offers an ideal setting for outdoor dining, entertaining or simply relaxing in a private environment.



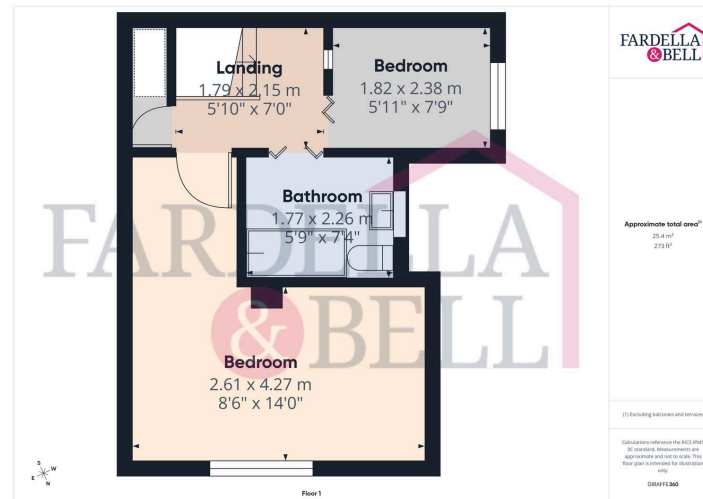
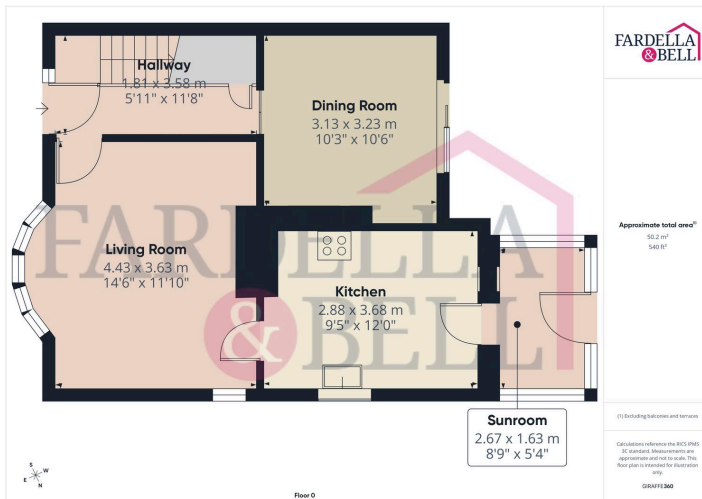




**GARDEN**

**DRIVEWAY**

2 Parking Spaces





BRITISH  
PROPERTY  
AWARDS

2025

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

## Fardella & Bell Estate Agents

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