



## 53 Sycamore Avenue

Burnley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Gas Central Heating + Log Burner
- 3 Bedrooms + Attic Room
- Gardens
- Rendered Exterior
- Extended to the rear
- Open Kitchen Dining Space



### Property Description

Internally, this home offers a spacious and versatile layout. To the front is a generous main living room, beautifully presented with a feature fireplace, log burner, decorative ceiling detail and a large window allowing plenty of natural light. To the rear, the open-plan kitchen dining space creates a sociable heart of the home, fitted with a range of units, contrasting work surfaces and ample space for dining. Beyond the kitchen is a further extension, currently used as a home office/ gym, but equally suited as an additional sitting room, playroom or flexible living space. A downstairs laundry room adds further practicality. To the first floor, there are three bedrooms and a well-appointed four-piece family bathroom with bath, separate shower, WC and wash basin. The property also benefits from an attic space with staircase. This has not been completed to building regulations, and buyers should satisfy their own checks with their chosen legal representative.









## GARDEN

Externally, the property offers well-presented front and rear garden space, with the home itself having a rendered exterior which gives a clean and modern first impression. To the front, steps lead up to the main garden area, with a lawned section, planted borders and pathway to the entrance. The elevated position helps create a pleasant outlook and a good sense of privacy from the road. To the rear, the garden is arranged over different levels, with a paved patio area, lawned garden, raised planting beds and a decked seating area, ideal for relaxing or entertaining. There is also useful outbuilding storage to the rear, complete with electricity, along with an outside water tap, making the space practical for gardening, storage and everyday use.

## OFF STREET





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PROPERTY  
AWARDS

2025  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BURNLEY



BRITISH  
PROPERTY  
AWARDS

2025  
★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORTH WEST  
(CUMBRIA & LANCASHIRE)

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