



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.

Brownhill Avenue, Burnley, BB10 4QQ

£140,000

A FANTASTIC THREE BEDROOM PROPERTY IN BURNLEY

Nestled on Brownhill Avenue in the charming town of Burnley, this delightful three-bedroom house presents an excellent opportunity for first-time buyers seeking a well-maintained and beautifully finished home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The three bedrooms offer ample space for relaxation and personalisation, making it an ideal setting for young families or those looking to establish their first home. The bathroom is thoughtfully designed, ensuring comfort and convenience for all residents. Situated in a good location, this property benefits from easy access to local amenities, schools, and transport links, enhancing the appeal for those looking to settle in a vibrant community. With its combination of modern finishes and a welcoming atmosphere, this house is a must-see for anyone eager to embark on their homeownership journey. Don't miss the chance to make this lovely property your own. Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- On Street Parking
- Three Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- Ideal First Time Buy/Family Home
- Enclosed Paved Yard Space
- Viewing Essential
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Hall

6' x 18' (1.83m x 5.49m)

WC

2'7 x 5'1 (0.79m x 1.55m)

Open Plan Living/Dining Area

24' x 11'7 (7.32m x 3.53m)

Kitchen

8'11 x 8'11 (2.72m x 2.72m)

First Floor

Landing

8'5 x 6'4 (2.57m x 1.93m)

Bedroom One

13'7 x 9'6 (4.14m x 2.90m)

Bedroom Two

11' x 9' (3.35m x 2.74m)

Bedroom Three

8'8 x 7'2 (2.64m x 2.18m)

Bathroom

6'8 x 5'8 (2.03m x 1.73m)

External

Front

Laid to lawn garden with paved steps leading to front entrance door.

Rear

Enclosed paved yard with paved steps leading to gate to shared access road.



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