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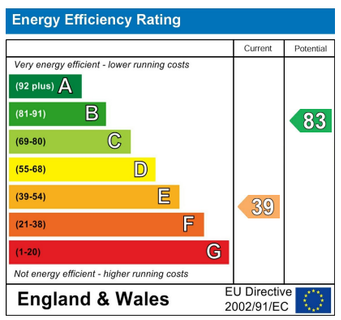












Minehead Avenue, Burnley, BB10 2NP

Offers Over £240,000

A STUNNING FOUR BEDROOM FAMILY HOME IN BURNLEY

Welcome to this charming four-bedroom family home located on the sought-after Minehead Avenue in Burnley. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families seeking a welcoming environment.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the stunning kitchen area, which boasts contemporary fittings and ample space for culinary creativity. This well-designed kitchen is sure to impress any aspiring chef and serves as a wonderful gathering spot for family meals.

The property features four generously sized bedrooms, providing plenty of room for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for everyone in the household.

One of the standout features of this home is the large garden, which offers a fantastic outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. Additionally, off-road parking is available, providing ease and security for your vehicles.

Situated in a desirable area, this property is close to local amenities, schools, and parks, making it an excellent choice for families. With its combination of space, modern features, and a lovely garden, this home is a rare find in Burnley. Do not miss the opportunity to make this wonderful property your own.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
- Council Tax Band B
- EPC Rating E
- Ample Off Road Parking
- Four Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential
- Two Bathrooms For Convenience
- Open Plan Living
- Low Maintenance Garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance
UPVC door to hall.

Hall
14'6 x 14'1 (4.42m x 4.29m)

UPVC double glazed window, central heating radiator, spotlights, doors to open plan living/kitchen/dining area, three bedrooms and bathroom, stairs to first floor and landing.

Open Plan Living/Kitchen/Dining Area
25'2 x 16'9 (7.67m x 5.11m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, marble effect work tops, tiled splash back, composite one and a half sink and drainer with mixer tap, oven and microwave in a high rise unit, five ring gas hob, glass splash back and extractor hood, space for an American style fridge freezer, slimline dishwasher, plumbed for washing machine, central island with square edged marble effect surfaces, pendant lighting, spotlights, skylight, hardwood flooring and UPVC double glazed French doors to rear.

Bedroom Two
14'3 x 11'10 (4.34m x 3.61m)

UPVC double glazed window and central heating radiator.

Bedroom Three
14' x 11'11 (4.27m x 3.63m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

bedroom Four
12' x 8' (3.66m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom
7'7 x 5'10 (2.31m x 1.78m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner panelled bath with mixer tap, direct feed rainfall shower with rinse head, tiled elevation, extractor fan and tiled floor.

First Floor

Landing
17'6 x 2'7 (5.33m x 0.79m)

Smoke alarm, access to Main combi boiler and door to bedroom one.

Bedroom One
16'1 x 11'1 (4.90m x 3.38m)

Two Velux windows, central heating radiator and door to en suite.

En Suite
11'3 x 3'3 (3.43m x 0.99m)

Heated towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower with rinse head, tiled elevation, extractor fan and wood effect flooring.

External

Front
Tarmac drive for off road parking.

External
Enclosed laid to lawn garden, bedding areas with mature shrubs and paved patio area.










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