



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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



Bronte Avenue, Burnley, BB10 3HY

Offers Over £450,000

**** THE PERFECT FAMILY HOME IN A CONVENIENT AND POPULAR AREA OF BURNLEY ****

Flowing internally with spacious living accommodation finished with contemporary and stylish internal decor, this impressive four-bedroom detached home is being welcomed to the property market. Ideally suited for a growing family looking for their forever home, the property offers versatile living solutions with open plan living/dining room, additional reception room utilised as a study, off-road parking and beautiful landscaped gardens.

The property comprises briefly, to the ground floor; entrance through the porch to a welcoming hallway with stairs leading to the first floor and doors providing access to a spacious reception room, fitted kitchen, under stairs storage and internal door leading to the garage. The kitchen provides access to a utility room and dining room, which is open to the reception room. The utility room provides access to the rear garden, downstairs WC and a study. The reception room has a door leading to a conservatory. To the first floor is a landing with doors leading to four-bedrooms and a three-piece family bathroom suite. The third bedroom has a door leading to a dressing room currently used as an additional bedroom. Externally the property boasts a laid to lawn garden to the front of the property overlooking fields with off-road parking for numerous vehicles. To the side and rear of the property is an Indian Stone Paved patio with decking and bedding areas. There is a timber shed and a summer house used as a bar.

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

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4 2 2 C

- Fantastic Family Home With Four Bedrooms
 - Beautifully Presented
 - Wrap Around Gardens
 - Tenure Freehold
- Council Tax Band E
 - EPC Rating C
 - Off Road Parking
- Modern Fitted Kitchen And Three Piece bathroom Suite
 - En Suite To Main Bedroom
 - Enviably Views

Ground Floor

Entrance Porch

7'3" x 5'4" (2.21 x 1.63)

UPVC double glazed front entrance door, UPVC double glazed windows, exposed stone elevations and door to the hallway.

Hallway

14'7" x 5'2" (4.45 x 1.57)

Central heating radiator, coving, wood effect flooring, stairs to the first floor and doors to kitchen, understairs storage, garage and reception room one.

Garage

18'1" x 9'7" (5.51 x 2.92)

Ideal boiler, fuse boxes and up and over door.

Kitchen

15'2" x 10'4" (4.62 x 3.15)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite surfaces, oven and grill in a high rise unit, five ring gas hob, extractor hood, stainless steel one and a half bowl sink with draining ridges, integrated dishwasher, space for American fridge freezer, tiled flooring and doors to dining room and utility.

Utility Room

10'9" x 7'10" (3.28 x 2.39)

Range of panelled wall and base units with laminate surfaces, plumbing for washing machine, space for dryer, space for drinks fridge, stainless steel sink with mixer tap, tiled flooring, doors to WC and study and composite double glazed door to the rear.

WC

4'4" x 3'10" (1.32 x 1.17)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, part tiled elevations, coving and tiled flooring.

Study

14'2" x 10'8" (4.32 x 3.25)

UPVC double glazed window, central heating radiator, coving, spotlights and wood effect flooring.

Dining Room

11'7" x 8'8" (3.53 x 2.64)

UPVC double glazed French doors to the rear, central heating radiator, coving, wood effect flooring and open to reception room.

Reception Room

16'4" x 11'7" (4.98 x 3.53)

UPVC double glazed box bay window, central heating radiator, coving, television point, brick fireplace surround with stone hearth and wooden mantel, wood effect flooring and UPVC double glazed door and window to the conservatory.

Conservatory

18'10" x 9'8" (5.74 x 2.95)

UPVC double glazed windows, pitched solid roof, wood effect flooring and UPVC double glazed sliding door to the rear.

First Floor

Landing

Smoke alarm and doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

16'4" x 11'8" (4.98 x 3.56)

UPVC double glazed window, central heating radiator, wood effect flooring and door to en suite.

En Suite

5'7" x 5'2" (1.70 x 1.57)

UPVC double glazed window, central heating radiator, low basin WC, pedestal wash basin, single direct feed shower unit, part tiled elevations, extractor fan, wood effect flooring and door to a storage cupboard.

Bedroom Two

13'2" x 9'6" (4.01 x 2.90)

Velux window and central heating radiator.

Bedroom Three

10'4" x 8'9" (3.15 x 2.67)

UPVC double glazed window, central heating radiator and door to a dressing room.

Dressing Room

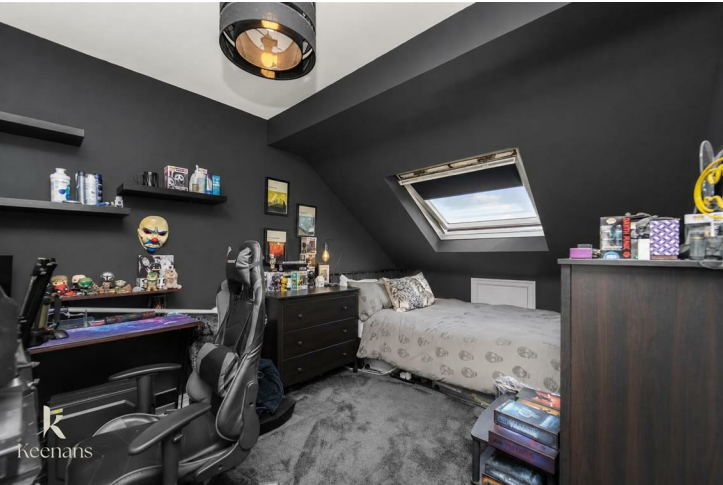
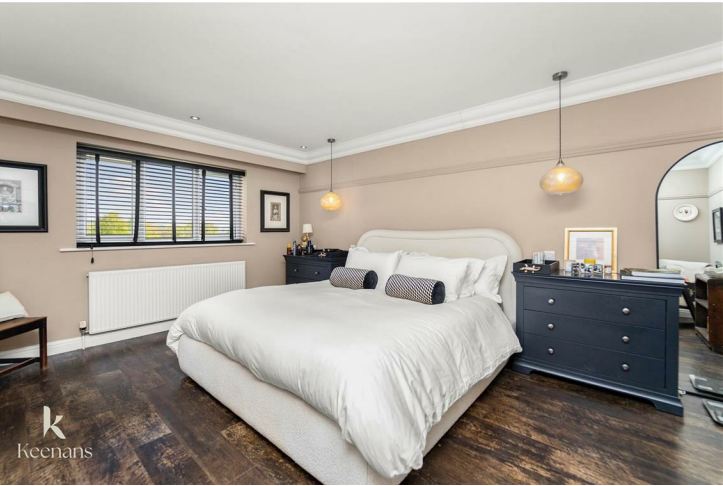
9'3" x 9'1" (2.82 x 2.77)

Currently used as another bedroom with Velux window, UPVC double glazed frosted window and central heating radiator.

Bedroom Four

8'8" x 8'8" (2.64 x 2.64)

UPVC double glazed window and central heating radiator.



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