



7 Rosewood Avenue

Burnley

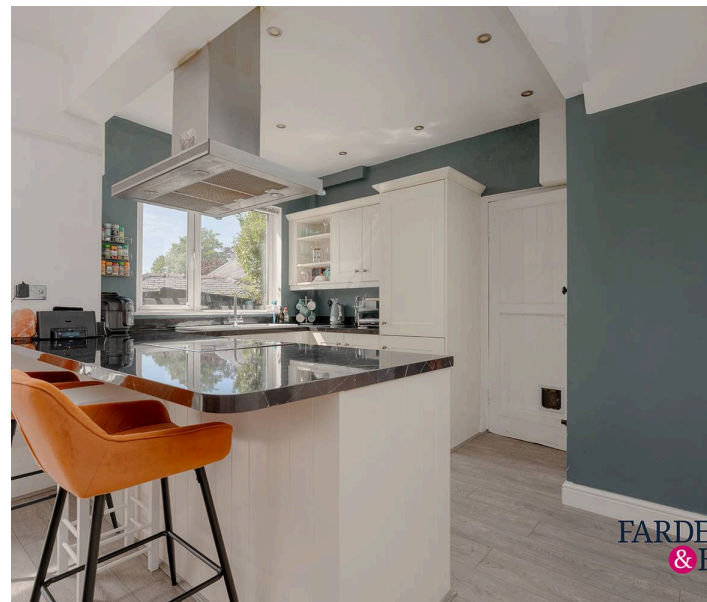
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3 Bedrooms + Downstairs Room
- Gas Central Heating
- Semi Detached
- Open Plan Kitchen Dining Space
- Gardens + Parking
- Leasehold - 904 years remain - £3.10 annual ground rent



Property Description

Entering through the porch and into the hallway, the home immediately gives a sense of space and character. To the front sits a welcoming reception room, complete with a bay window that draws in plenty of natural light and creates a lovely focal point. Also on the ground floor is a versatile room currently used as a bedroom, offering flexibility for guests, work-from-home space, or family living. To the rear, the property opens into a bright dining kitchen, designed as the heart of the home. There is ample space for family dining, with doors leading directly out to the garden, making it a sociable and practical space for everyday life. To the first floor are three bedrooms, each offering comfortable accommodation, along with a spacious family bathroom fitted with a four-piece suite, including both bath and separate shower. The interior blends period proportions with practical modern living, making this a fantastic family home.





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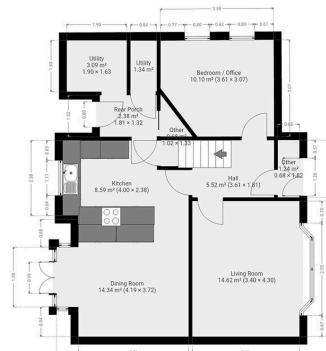
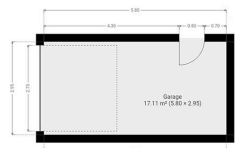
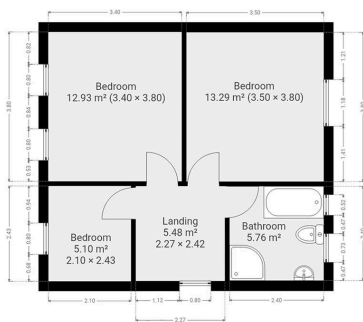


GARDEN

To the rear, the property enjoys a fantastic garden space designed with family living and entertaining in mind. Directly accessed from the dining kitchen is a generous raised decked terrace, enclosed with timber balustrades and offering plenty of room for outdoor seating, dining and relaxing in the sunshine. Steps lead down to a lawned garden, creating a practical space for children, pets or keen gardeners, with fenced boundaries adding a good degree of privacy. The garden also benefits from planted borders, mature greenery and a covered pergola-style area, giving the space extra character and versatility. A useful side access point adds practicality, while the rear elevation shows how well the garden connects back into the main living accommodation, making it ideal for summer gatherings and everyday family use.

DRIVEWAY

2 Parking Spaces



Total Property Area: approx - 121.54 Sq Meters (1,308.25 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas including any total floor areas, openings and orientations are approximate. No liability area guarantee, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



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