

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Rosehill Avenue, Burnley, BB11 2PN

### Offers Over £295,000

STUNNING THREE-BEDROOM SEMI-DETACHED HOME IN BURNLEY

Situated on the charming Rosehill Avenue in Burnley, this delightful house presents an excellent opportunity for families and individuals alike. The property offers ample space for relaxation and entertaining. The beautifully designed open plan dining kitchen is a true highlight, featuring views of the rear garden, which boasts a stunning summer house—perfect for enjoying the warm summer months.

Convenience is key in this home, with an adjoining spacious utility room that provides various storage options, as well as a WC for added practicality. Upstairs, you will find three well-proportioned bedrooms, each designed to offer comfort and tranquillity. The well-appointed four piece bathroom suite further enhances the living experience, ensuring that all family needs are met.

# Rosehill Avenue, Burnley, BB11 2PN

Offers Over £295,000



- Stunning Semi Detached Property
- Open Plan Dining Kitchen
- Ample Off Road Parking, EV Charging Point and Garage
- EPC Rating D

- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold

- Four Piece Bathroom Suite
- Spacious Rear Garden with Impressive Summer House
- Council Tax Band C

## Ground Floor

### Entrance Hall

11'3 x 5'10 (3.43m x 1.78m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, dado rail, wood panelled elevations, wood effect laminate flooring, doors leading to reception room, open plan kitchen/dining area and stairs to first floor.

### Reception Room

14'0 x 10'9 (4.27m x 3.28m)

UPVC double glazed bay window, central heating radiator, coving, television point and log burner with stone hearth and wooden mantel.

### Open Plan Kitchen/Dining Area

20'3 x 10'10 (6.17m x 3.30m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of wall and base units with granite work surfaces, central island with breakfast bar, composite one and a half bowl sink and drainer with mixer tap, space for American-style fridge freezer, range cooker, integrated extractor hood, spotlights, pendant lighting, under unit lighting, tiled effect flooring, door to utility and UPVC double glazed French doors and windows to rear.

### Utility

15'2 x 8'5 (4.62m x 2.57m )

Two UPVC double glazed frosted windows, upright central heating radiator, picture rail, range of wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, part wood panelled elevations tiled effect flooring, doors to WC, store and UPVC door to front and rear.

### WC

5'7 x 3'4 (1.70m x 1.02m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled effect flooring.

### Store

6'0 x 4'0 (1.83m x 1.22m)

Spotlights, extractor fan, boiler enclosed and tiled effect flooring.

## First Floor

## Landing

8'0 x 6'6 (2.44m x 1.98m )

UPVC double glazed frosted window, doors leading to three bedrooms and bathroom.

### Bedroom One

11'10 x 11'0 (3.61m x 3.35m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'10 x 10'9 (3.61m x 3.28m)

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

### Bedroom Three

8'0 x 7'0 (2.44m x 2.13m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'10 x 7'4 (2.39m x 2.24m )

UPVC double glazed frosted window, central heated towel rail, coving, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap, direct feed shower enclosed, spotlights, extractor fan, tiled elevations and tiled flooring.

## External

### Rear

Enclosed garden with laid to lawn, decking, porcelain tiled patio, mature shrubbery and access to summer house.

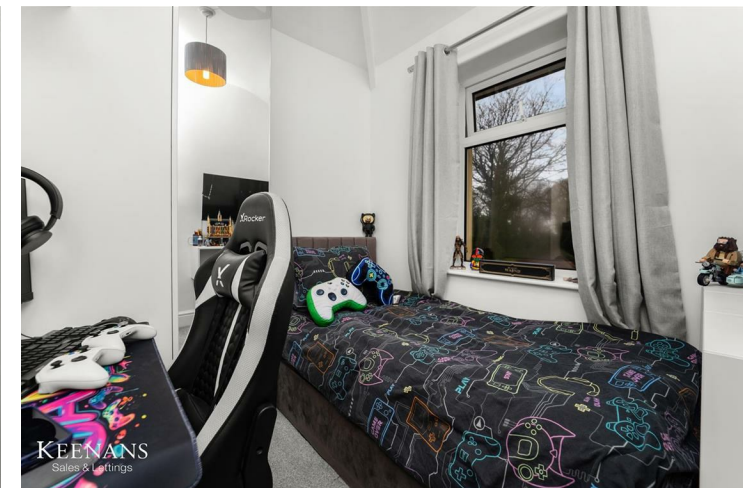
### Summer House

24'8 x 12'5 (7.52m x 3.78m )

Power, spotlights, electric radiator, integrated bar, integrated speakers, wood effect flooring and UPVC double glazed bi-folding doors.

### Front

Tarmac driveway and EV charging point.



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