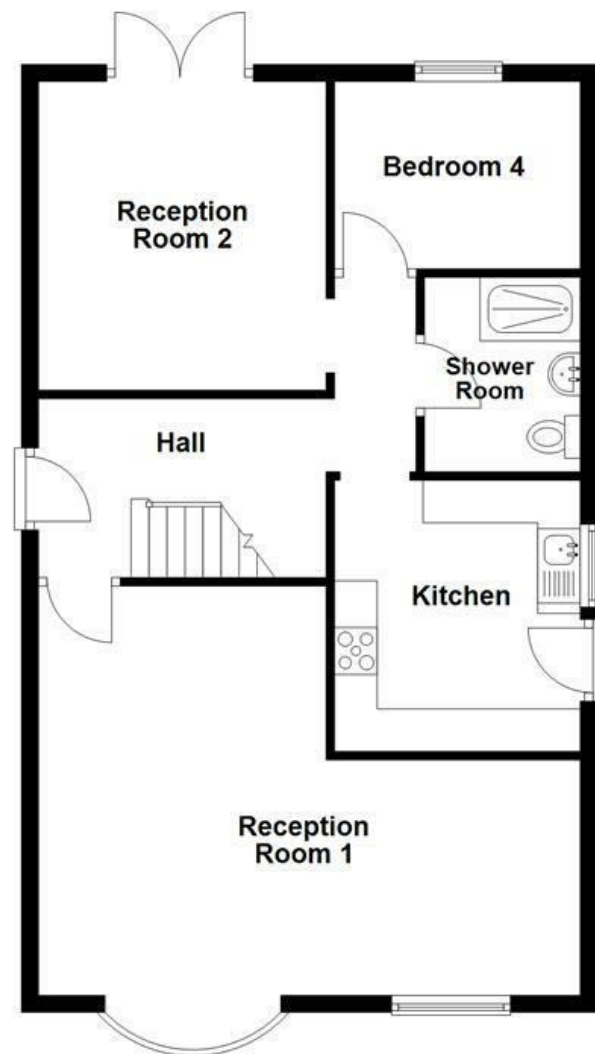
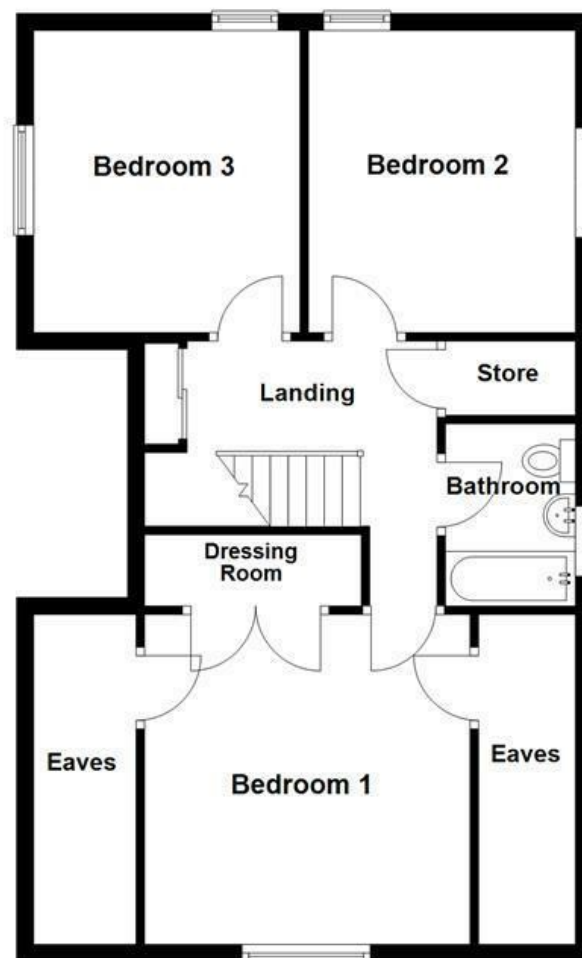


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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.

Furness Avenue, Simonstone, BB12 7SU

£375,000

AN IMPRESSIVE DETACHED FAMILY HOME

Nestled in the charming area of Furness Avenue, Simonstone, Burnley, this exceptional detached dormer bungalow is a true gem. Presented and maintained to the highest standard, the property boasts immaculate interiors that are both stylish and inviting. With four spacious bedrooms, two well-appointed reception rooms, and two modern bathrooms, this home offers ample space for family living.

The neutral decor throughout creates a warm and welcoming atmosphere, allowing you to easily add your personal touch. The generously sized garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property features ample off-road parking and a detached garage, providing convenience and security for your vehicles.

Located in a highly sought-after estate, this bungalow is ideally situated close to local schools, bus routes, and various amenities. The excellent transport links to Clitheroe, Burnley, and major motorways make commuting a breeze, ensuring that you are well-connected to the surrounding areas.

This property is the perfect family home, offering a harmonious blend of comfort, space, and convenience. It truly is a must-see for anyone looking to settle in a desirable location. Don't miss the opportunity to make this stunning detached property your own.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Furness Avenue, Simonstone, BB12 7SU
£375,000

**4****2****2****C**

- Spacious Detached Dormer Bungalow
 - Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating C
- Four Bedrooms
 - Abundance of Living Space
 - Tenure Freehold
- Two Bathrooms
 - Sought After Location
 - Council Tax Band D

Ground Floor

Entrance Hall

14'3 x 12'4 (4.34m x 3.76m)
UPVC double glazed frosted front door, central heating radiator, coving, smoke detector, feature wall light, meter cupboard, wood effect laminate flooring, doors leading to two reception rooms, kitchen, bedroom four, shower room and stairs to first floor.

Reception Room One

21'1 x 15'9 (6.43m x 4.80m)
UPVC double glazed leaded inset bow window, UPVC double glazed window, two central heating radiators, coving, two ceiling roses, television point and gas fire with limestone hearth and surround.

Reception Room Two

11'11 x 11'1 (3.63m x 3.38m)
Central heating radiator, electric fire, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

10'6 x 9'6 (3.20m x 2.90m)
UPVC double glazed window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, plinth heater, stainless steel sink and drainer with high spout spring mixer tap, four door Stoves range cooker with six ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated microwave, plumbing for washing machine, tiled effect vinyl flooring and UPVC double glazed frosted door to side.

Bedroom Four

9'6 x 7'3 (2.90m x 2.21m)
UPVC double glazed window and central heating radiator.

Shower Room

7'6 x 6'3 (2.29m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, double direct feed shower enclosed, low basin WC, pedestal wash basin with traditional taps, tiled elevations and tiled flooring.

First Floor

Landing

9'11 x 8'8 (3.02m x 2.64m)
Smoke detector, coving, dado rail, two storage cupboards, doors leading to three bedrooms and family bathroom.

Bedroom One

13'4 x 12'9 (4.06m x 3.89m)
UPVC double glazed window, central heating radiator, eave storage and double doors to dressing room.

Dressing Room

8'4 x 2'9 (2.54m x 0.84m)

Bedroom Two

11'9 x 11'0 (3.58m x 3.35m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11'9 x 10'10 (3.58m x 3.30m)
Two UPVC double glazed windows and central heating radiator.

Bathroom

7'0 x 5'6 (2.13m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery, power and access to garage.

Front

Stone chip garden with power, driveway and access to garage.

Garage

17'0 x 8'9 (5.18m x 2.67m)
Two UPVC double glazed windows, power and lighting.

