



Falcon & Foxglove

143 Ridge Avenue, Burnley BB10 3JD



For sale is this well presented three bedroom semi-detached property in this popular area of town. Briefly consisting of a spacious lounge, kitchen diner, three bedrooms and family bathroom. The property also benefits from double glazing, gas central heating, front, side & rear gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Three Bedrooms
- Spacious Lounge
- Kitchen Diner
- Family Bathroom
- Front, Side & Rear Gardens
- Gas Central Heating
- Double Glazing
- Council Tax Band A
- EPC Rating D
- Freehold

£125,000



Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ

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Enclosed Porch

Lounge

4.59m x 3.62m (15ft 6" x 11ft 8")

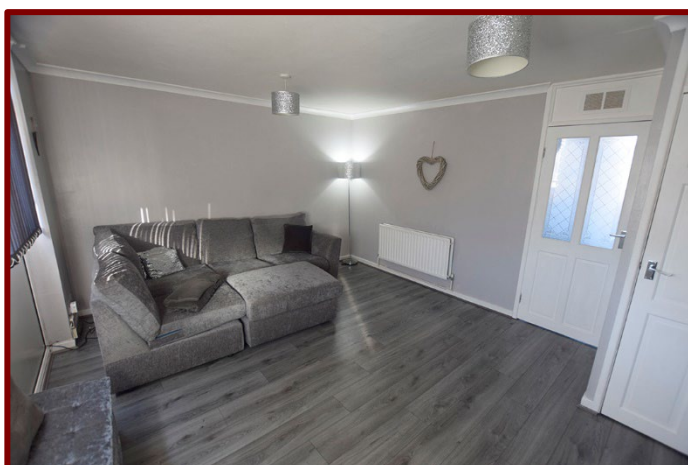
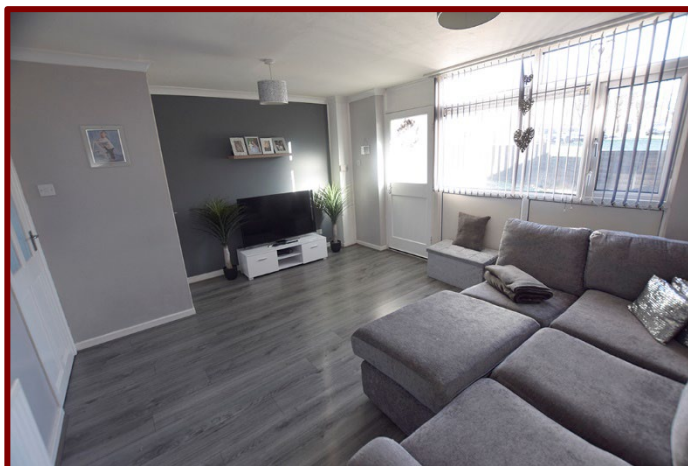
Double glazed window to the front of the property

Laminate flooring

Central heating radiator

TV & telephone points

Under stairs storage cupboard



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Kitchen Diner
4.59m x 3.57m (15ft 6" x 11ft 6")

Double glazed window to the rear of the property

Double glazed French Doors leading to the rear garden

Laminate flooring

Fitted wall and base units

Laminate work surfaces

1 ½ full bowl stainless steel sink unit

Integrated double electric oven and hob with cooked hood over

Plumbing for integrated dishwasher, automatic washing machine and tumble dryer

Downlighting



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Landing

Carpeted flooring

Loft access

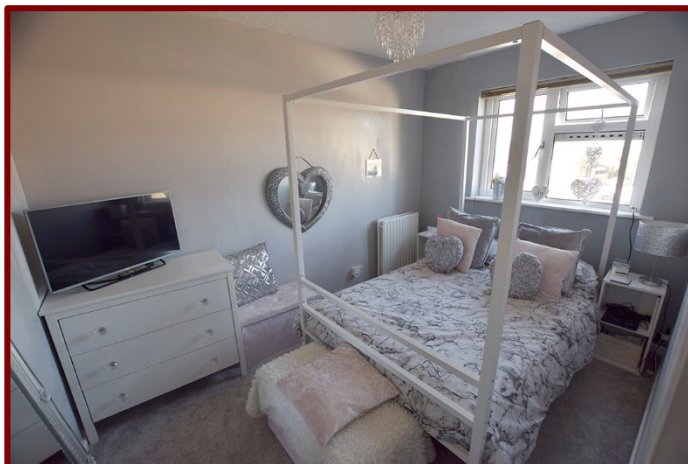
Bedroom One

3.35m x 2.62m (11ft 0" x 8ft 6")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



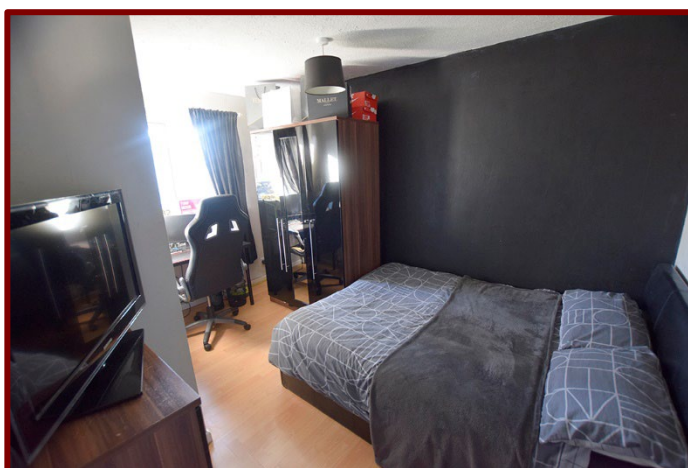
Bedroom Two

3.94m x 2.73m (12ft 9" x 9ft 0")

Double glazed window to the front of the property

Laminate flooring

Central heating radiator



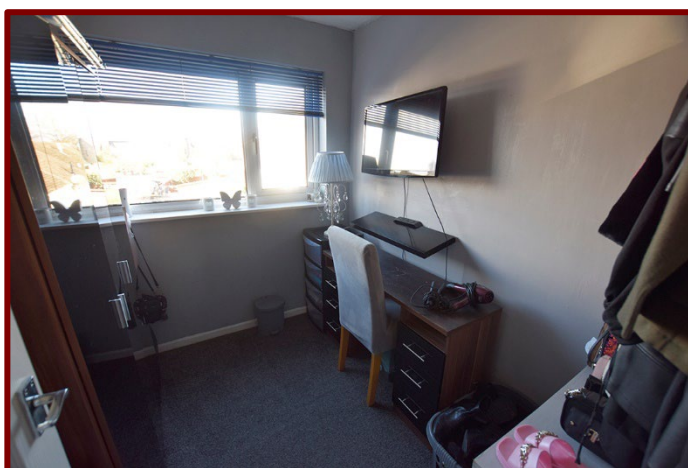
Bedroom Three

2.42m x 2.16m (7ft 11" x 7ft 8")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



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Bathroom

2.48m x 1.81m (8ft 2" x 6ft 3")

Double glazed frosted window to the front of the property

Panelled bath with thermostatic shower over

Pedestal hand wash basin and low level w.c.

Laminate flooring

Central heating radiator

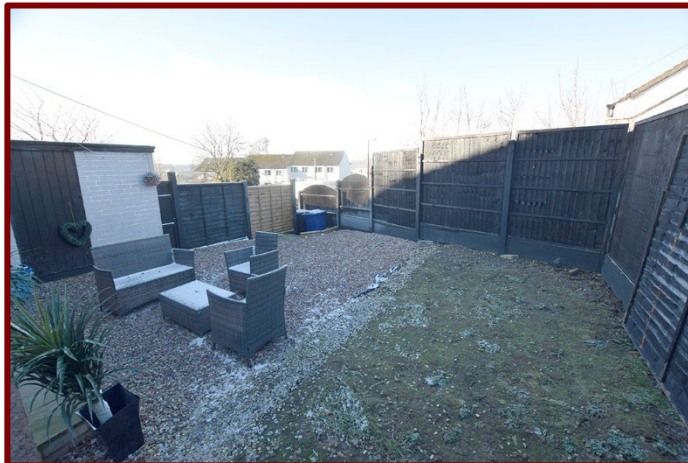
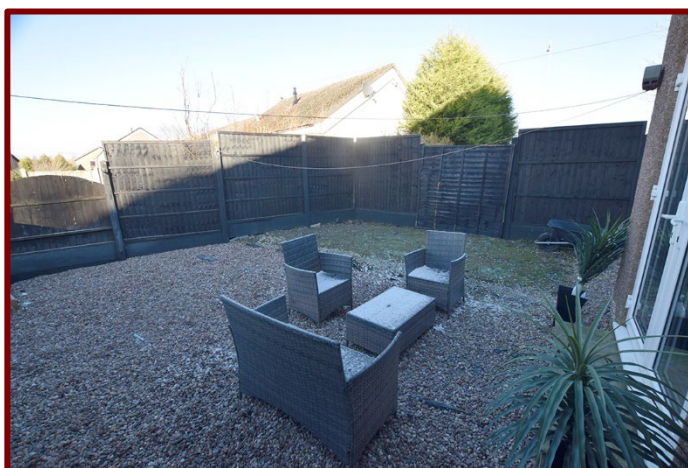
Tiling in splash back areas



Rear Garden

Low maintenance rear garden

Storage cupboards



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Side Garden



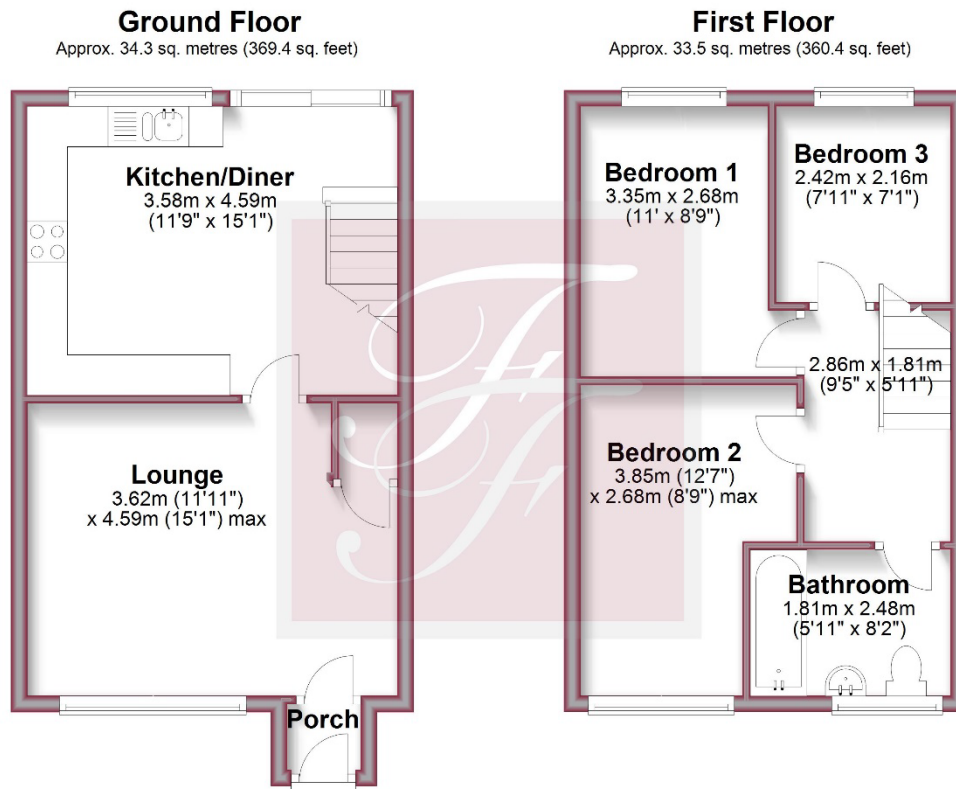
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Total area: approx. 67.8 sq. metres (729.8 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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