



25 Crow Wood Avenue, Burnley,  
Lancashire BB12 0JG





## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! Impressively refurbished at the expense of the local authority this two bedroom semi detached bungalow occupies a popular, elevated position only a short walk from Ightenhill Park. The accommodation has recently undergone a complete overhaul and now boasts: a welcoming entrance porch, generous sitting room that is open plan with the brand new fitted kitchen, two double bedrooms and an eye catching three piece bathroom suite. The property is warmed by gas central heating - ran from a brand new combination boiler, and is Upvc double glazed throughout. To the rear is a stunning tiered garden with new enclosed panel fencing and laid lawn. The property overlooks the canal to the rear. There is the added benefit of solar panels being fitted to the roof and an EV charging point. EPC - B. Council Tax Band - B. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Impressively refurbished throughout at the expense of the local authority
- Popular elevated position
- One generous reception room being open plan with the brand new kitchen
- Two double bedrooms
- Brand new three piece bathroom suite
- Warmed by gas central heating - ran from a brand new combination boiler
- Upvc double glazed throughout
- Ample off road parking in the form of a driveway
- Impressive tiered garden to the rear
- Solar panels installed and EV charging point
- Council Tax - Band B
- EPC - B
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.09m x 3.15m (13' 5" x 10' 4") open plan with:

Brand New Fitted Kitchen

2.29m x 1.65m (7' 6" x 5' 5")

Bedroom One

3.71m x 3.15m (12' 2" x 10' 4")

Bedroom Two

2.64m x 2.49m (8' 8" x 8' 2")

Bathroom

Outside

Garden

Further Information

Further Information

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

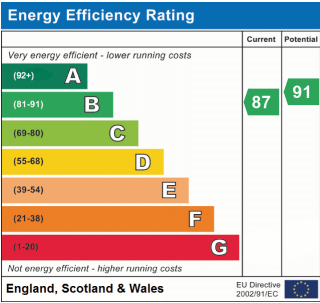
The property is in an area considered to be high risk for surface water flooding - surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

The property is considered to be in a low risk area for flooding from rivers.

Mobile and broadband services are offered by a number of companies and ultrafast is available.

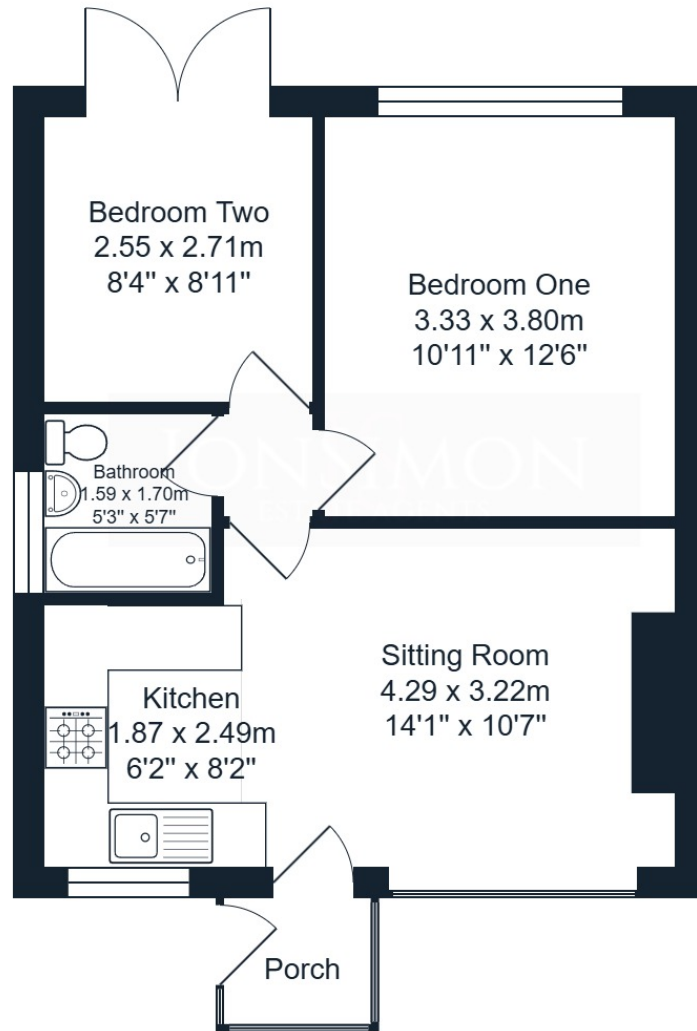
EPC - TBC

Council Tax - Band B





## FLOORPLAN



**JON SIMON**  
ESTATE AGENTS

### Crow Wood Avenue Burnley, BB12 0JG

Total Area: 45.5 m<sup>2</sup> ... 489 ft<sup>2</sup>

All measurements are approximate and for display purposes only.