



19 Wycoller Avenue, Burnley, Lancashire  
BB10 4LF



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! This three bedroom semi detached property is found for sale with no onward chain, and is sure to catch the eye of anyone looking for their first home. Occupying an elevated position, the accommodation comprises of: a large sitting room to the front offering long distance views onto the surrounding countryside, separate dining room, breakfast kitchen, three first floor bedrooms and a two piece bathroom suite with separate W/C. Well maintained gardens to the front and rear. Warmed by gas central heating, and being Upvc double glazed throughout. EPC - E. Council Tax - Band A. Early viewing is a must!

## FEATURES

- Offered for sale with no onward chain
- Popular elevated position
- Semi detached property
- Sure to catch the eye of anyone looking for their first home
- One large sitting room
- Separate dining room
- Breakfast kitchen
- Three first floor bedrooms
- Two piece bathroom suite and separate W/C
- Gardens to the front and rear
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - E
- Council Tax - Band A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

3.8m x 3.6m (12' 6" x 11' 10")

#### Dining Room

3m x 3.3m (9' 10" x 10' 10")

#### Breakfast Kitchen

2.9m x 3.3m (9' 6" x 10' 10")

### First Floor

#### Bedroom One

3.9m x 3.4m (12' 10" x 11' 2") 3.9m x 3.4m (12' 10" x 11' 2")

#### Bedroom Two

3.4m x 3.3m (11' 2" x 10' 10")

#### Bedroom Three

2.7m x 2.6m (8' 10" x 8' 6")

#### Bathroom

#### Separate W/C

### Outside

#### Garden

### Further Information

#### Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding.

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

Council Tax - Band A

EPC - E.

