



20 Shore Avenue, Burnley, Lancashire. BB10 2DS

- The perfect family home
- Semi detached home
- Located in the popular district of Harle Syke
- Immaculately presented throughout
- One welcoming reception room
- Eye catching modern kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Ample off road parking to the front
- EPC - C
- Council Tax - Band C
- Early viewing is a must!



PROPERTY DESCRIPTION

!! The perfect family home !! We are delighted to offer for sale this three bedroom semi detached home is located in the popular district of Harle Syke and is sure to catch the eye of anyone looking for a family home. The immaculately presented accommodation comprises of: one welcoming reception room, an eye catching modern kitchen, three well proportioned bedrooms and a modern three piece bathroom suite. There is ample off road parking to the front in the form of a double driveway, and to the rear is a low maintenance garden with artificial turf and enclosed panel fencing. The property is warmed by gas central heating and being Upvc double glazed throughout. EPC - C. Council Tax - Band C. Early viewing a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

3.88m x 2.87m (12' 9" x 9' 5")

Dining Kitchen

3.78m x 2.42m (12' 5" x 7' 11")

First Floor

Bedroom One

3.75m x 2.85m (12' 4" x 9' 4")

Bedroom Two

3.37m x 2.84m (11' 1" x 9' 4")

Bedroom Three

2.44m x 2m (8' 0" x 6' 7")

Outside

Gardens

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 located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

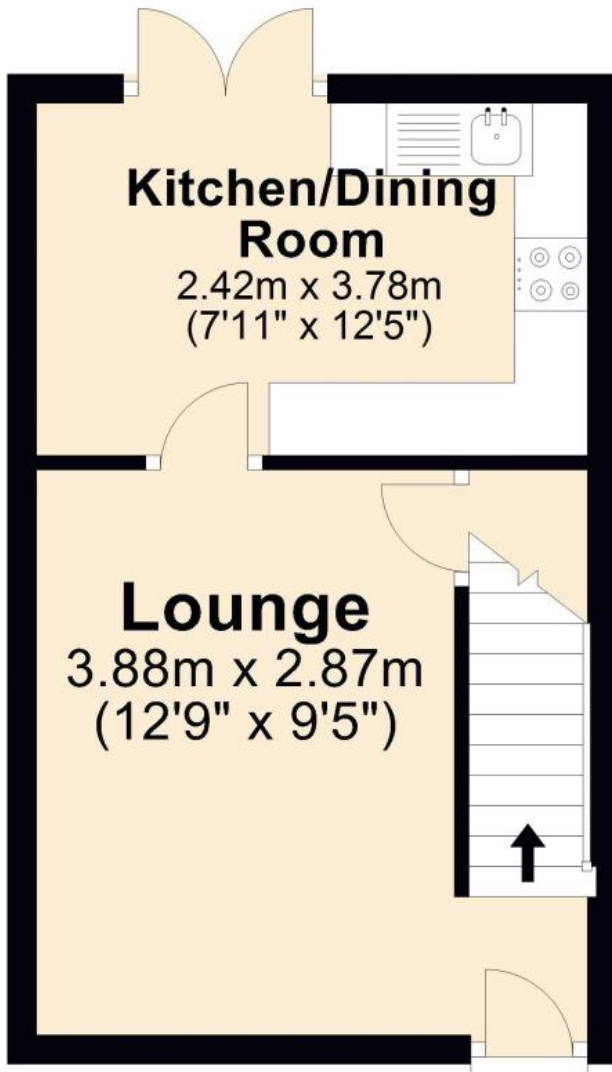
Mobile and broadband services are offered by a number of companies, and ultrafast is available.

Council Tax - Band C

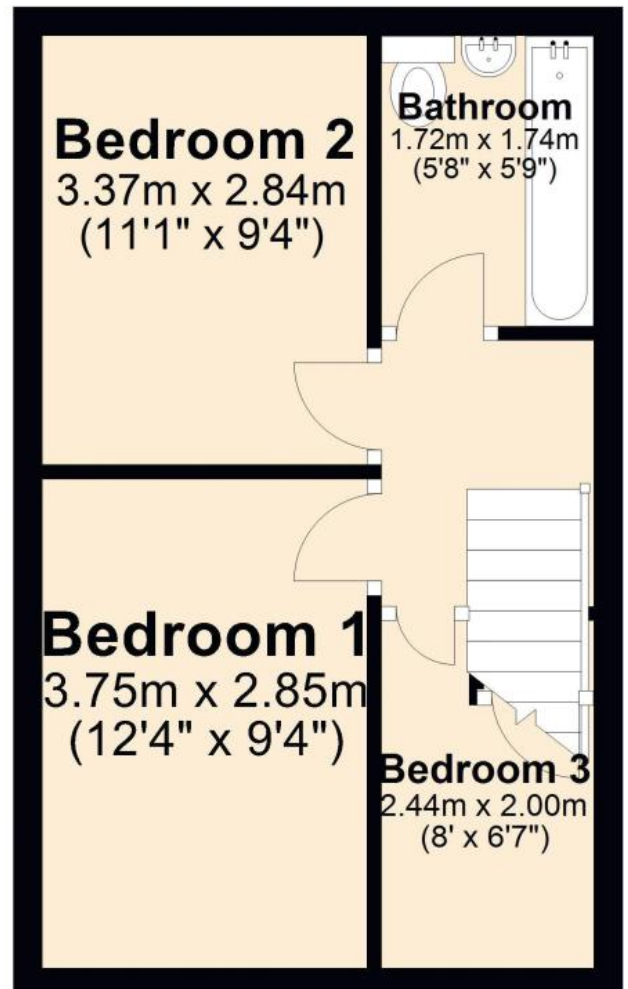
EPC - C



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	