



27 Norfolk Avenue, Burnley, Lancashire
BB12 6DG



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This immaculately presented two bedroom semi detached bungalow occupies a popular position close to excellent transport links, and is sure to catch the eye of anyone looking to downsize. The generous accommodation comprises of: one welcoming, bay fronted reception room, an eye catching modern kitchen, conservatory, two well proportioned double bedrooms and a modern three piece shower room. The property boasts beautifully presented gardens to the front and rear, with the rear garden having a raised 'sun trap' patio and mature planted borders. Warmed by gas central heating, and being Upvc double glazed throughout. EPC - D. Council Tax - Band A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- Immaculately presented throughout
- Semi detached bungalow occupying a popular location
- Close proximity to excellent transport links
- One welcoming, bay fronted reception room
- Eye catching modern kitchen
- Conservatory to the rear
- Two well proportioned, double bedrooms
- Modern three piece shower room
- Beautifully presented gardens to the front and rear
- Warmed by gas central heating and being Upvc double glazed throughout
- EPC - D
- Council Tax - Band A
- Early viewing is a considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Modern Fitted Kitchen

Conservatory

Bedroom One

Bedroom Two

Shower Room

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 low risk for surface water flooding, and the long term assessment is seen as the same.

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

Council Tax - Band A

EPC - D

