



13 Horning Crescent, Burnley, Lancashire  
BB10 2NT



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Having recently undergone an impressive scheme of refurbishment, this two double bedroom, semi detached true bungalow is offered for sale with vacant possession, and occupies a popular crescent position. The accommodation is immaculately presented and comprises of: one welcoming reception room, a brand new fitted kitchen, two double bedrooms and an eye catching three piece shower room. The property boasts generous gardens to the rear having a paved patio, artificial turf and enclosed panel fencing with mature planting. Warmed by gas central heating and being Upvc double glazed throughout. Off road parking can be found in the form of a driveway, and leads to a detached garage. EPC - D. Council Tax - Band B. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- True bungalow found in a popular crescent location
- Immaculately presented throughout after a recent refurbishment
- Sure to catch the eye of anyone looking to downsize
- One welcoming reception room
- Brand new fitted kitchen
- Council Tax - Band B
- Two double bedrooms
- Brand new three piece shower room
- Generous garden to the rear having a paved patio
- Off road parking in the form of a driveway and leading to a detached garage
- Ample off road parking
- EPC - D
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Porch

#### Entrance Hallway

#### Sitting Room

4.2m x 3.6m (13' 9" x 11' 10")

#### Kitchen

2.9m x 2.6m (9' 6" x 8' 6")

#### Bedroom One

3.7m x 3.6m (12' 2" x 11' 10")

#### Bedroom Two

3.6m x 2.7m (11' 10" x 8' 10")

#### Wet Room

2.3m x 1.7m (7' 7" x 5' 7")

### Outside

#### Garden

Being paved for ease of maintenance and having artificial turf.  
Enclosed panel fencing.

#### Garage

4m x 2.2m (13' 1" x 7' 3") currently used as additional storage.

### 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 £1.75

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.

EPC - D

Council Tax - Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	