





## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain - vacant possession !! Located in the mature, well established area off Colne Road the property is within a few minutes drive of Burnley, Nelson and the M65 motorway access point (junction 12 - Brierfield). The well presented accommodation comprises of: one generous bay fronted reception room, fitted kitchen with adjoining dining room, two bedrooms and a two piece bathroom with separate W/C. Gas fired central heating run from a combination boiler. Upvc double glazed windows. There are beautifully maintained gardens to the front and rear, with a driveway providing ample off road parking and leading to a detached garage. Early viewing is considered a must!

## FEATURES

- Traditional semi detached true bungalow
- Driveway to the front/side providing off road parking
- Single garage
- Generous bay fronted sitting room
- Fitted kitchen with adjoining dining area
- Two bedrooms
- Two piece bathroom and separate W/C
- Popular edge of town location
- Close to the general hospital
- Gas fired central heating
- Upvc double glazed windows
- Particularly suitable for a retired couple/single person
- Sold with no onward chain
- Early viewing is a must!





## ROOM DESCRIPTIONS

### Fifth Avenue, Burnley

#### Ground Floor

##### Entrance

Upvc double glazed entrance door leading to:

##### Entrance Porch

##### Entrance Hall

##### Sitting Room

15' 9" x 11' 4" (4.80m x 3.45m)

##### Dining Kitchen

13' 6" x 11' (4.12m x 3.35m)

##### Rear Entrance Porch

##### Bedroom One(Front)

14' x 10' 6" (4.27m x 3.20m)

##### Bedroom Two (Rear)

10' 6" x 10' 4" (3.20m x 3.15m)

##### Bathroom

##### Separate Toilet

with low level W/C.

#### Outside

##### Garden

Tarmacadam driveway to the front/side which provides off road parking for several vehicles and leads to a concrete sectional garage.

##### Garage

Single garage with up and over door.

## 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 £5.

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 connectivity is offered by a number of companies, and ultrafast is available.

EPC - D

Council Tax - Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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			

# FLOORPLAN



**GROUND FLOOR**  
Area: 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup>