



95 Hargrove Avenue, Burnley, Lancashire  
BB12 0JX



## PROPERTY DESCRIPTION

!! Offered for sale with vacant possession !! Having gone through a recent scheme of repair we are delighted to offer for sale this three bedroom mid mews home, that occupies a popular back water position, just off Hargrove Avenue. Sure to catch the eye of anyone looking for their first home, the well presented accommodation comprises of: one welcoming reception room, a modern fitted kitchen, three first floor bedrooms and modern bathroom suite - with separate W/C. The property is warmed by gas central heating, and is Upvc double glazed throughout. There are low maintenance gardens to the front and rear, with a double gate at the rear providing off road parking. Council Tax - A. EPC - D. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Recently updated throughout
- Mid Mews Property
- Ideal for anyone looking for their first home
- Popular back water position just off Hargrove Avenue
- One welcoming reception room
- Modern fitted kitchen
- Three well proportioned first floor bedrooms
- Modern bathroom suite with separate W/C
- Warmed by gas central heating, and being Upvc double glazed throughout
- Low maintenance gardens to the front and rear
- EPC - D
- Council Tax - Band A
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Modern Fitted Kitchen

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom  
with separate W/C

### Outside

Outside

### 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, 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 A

EPC - D

