



31 Romney Avenue, Burnley, Lancashire
BB11 2PF



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain - vacant possession !! This recently refurbished 3/4 bedroom home occupies a popular elevated position and is sure to catch the eye of any growing family. The well presented accommodation comprises of: two separate reception rooms - the front of which could be used as a fourth bedroom, a modern fitted kitchen, three first floor bedrooms and a modern three piece bathroom suite. There are well maintained gardens to the front and rear, and the property is warmed by gas central heating. Upvc double glazed throughout. EPC - C. Council Tax - A. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possession
- Ideal for anyone looking for their first home
- Suitable for a growing family
- Beautifully presented throughout
- Two separate reception rooms - the front of which could be used as a fourth bedroom
- Modern fitted kitchen with a new oven
- Three well proportioned bedrooms to the first floor
- Modern three piece bathroom suite
- Warmed by gas central heating and being double glazed throughout
- Well maintained gardens to the front and rear
- EPC - C
- Council Tax - Band A
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

12' 05" x 10' 02" (3.78m x 3.10m)

Lounge

14' 0" x 12' 07" (4.27m x 3.84m)

Kitchen

9' 11" x 8' 05" (3.02m x 2.57m)

First Floor

Bedroom One

14' 02" x 11' 03" (4.32m x 3.43m)

Bedroom Two

11' 07" x 11' 01" (3.53m x 3.38m)

Bedroom Three

13' 02" x 10' 0" (4.01m x 3.05m)

Family Bathroom

Outside

Gardens

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.

EPC - C

Council Tax - Band A

