



243 Brunshaw Avenue, Burnley,
Lancashire BB10 4NQ



PROPERTY DESCRIPTION

Offered for sale with vacant possession, we offer for sale this sizeable three/four bedroom semi-detached home located just off the ever popular Brunshaw Road, and found within close proximity to the well known, Pike Hill shops. The accommodation has been significantly enlarged from the original and now boasts: one welcoming reception room, a modern fitted dining kitchen, a large ground floor double bedroom with three-piece en-suite 'wet room' off, three further bedrooms to the first floor and a family bathroom suite. The property boasts low maintenance gardens to the front and rear, and has ample off road parking to the front. Warmed by gas central heating, and being uPVC double glazed throughout. EPC - D. Council Tax - Band C. Early viewing is considered a must!

FEATURES

- The perfect family home
- Offered for sale with vacant possession - no onward chain
- Popular location just off Brunshaw Road
- Located a short walk from the Pike Hill shops
- Generous living accommodation on offer
- One welcoming reception room
- Modern dining kitchen
- Ground floor double bedroom with ensuite 'wet room' off
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance gardens
- Ample off road parking to the front
- EPC - D
- Council Tax - Band C
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room
5.36m x 3.54m (17' 7" x 11' 7")

Dining Kitchen
5.6m x 2.49m (18' 4" x 8' 2")

Bedroom One (Ground Floor)
3.59m x 2.9m (11' 9" x 9' 6")

En-Suite - Wet Room

First Floor

Bedroom Two
3.49m x 2.91m (11' 5" x 9' 7")

Bedroom Three
3.49m x 2.34m (11' 5" x 7' 8")

Bedroom Four/Study
2.380m x 1.50m (7' 10" x 4' 11")

Family Bathroom

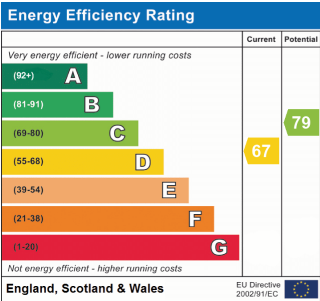


Outside

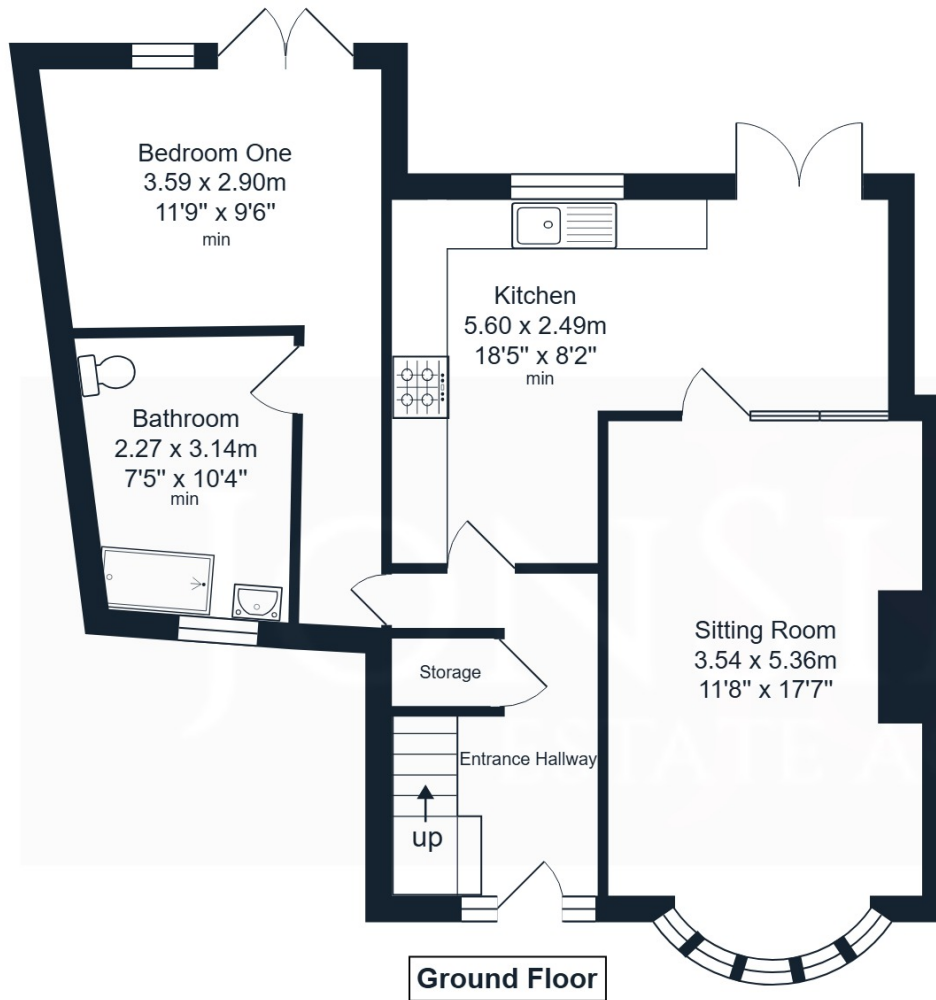
Outside
Low maintenance gardens to the rear, and ample off road parking to the front.
There is also a brick built shed/outhouse in the rear garden.

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 £2.75.
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 C



FLOORPLAN



JON SIMON
ESTATE AGENTS

**243 Brunshaw Avenue
Burnley BB10 4NQ**

All measurements are approximate and for display purposes only

