JonSimon
Estate Agents

£179,995 Leasehold



39 Windermere Avenue, Burnley,
Lancashire BB10 2AB








PROPERTY DESCRIPTION

Occupying an elevated position on this attractive tree-lined avenue and boasting an open outlook over the Prairie Sports Village, we are delighted to offer for sale with three bedroom semi detached true bungalow. With Pendle Hill dominating the distant skyline and being conveniently located for the popular Reedley Marina, and with regular bus routes into Burnley town centre from nearby Colne Road. The generous accommodation comprises of: one welcoming reception room, three well proportioned bedrooms, conservatory, a modern fitted three piece shower room and a fitted kitchen. The property is warmed by gas central heating, and benefits from being Upvc double glazed throughout. There are well maintained gardens to the front and rear, and a driveway providing ample off road parking and leading to the integrated garage. EPC - TBC. Council Tax - Band C. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain - vacant possesion
- Popular tree lined road close to the general hospital and Praire sports village
- Semi detached true bungalow
- Generous accommodation on offer
- One welcoming reception room
- Fitted kitchen
- Three well proportioned bedrooms
- Modern three piece shower room
- Conservatory
- Warmed by gas central heating and being Upvc double glazed throughout
- Well maintained gardens to the front and rear
- Driveway providing off road parking and leading to the garage
- EPC - TBC
- Council Tax - Band C
- Early viewing is a considered a must!







ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway
with large storage cupboard off.

Sitting Room

Inner Hallway

Kitchen

Conservatory

Bedroom One

Bedroom Two

Bedroom Three

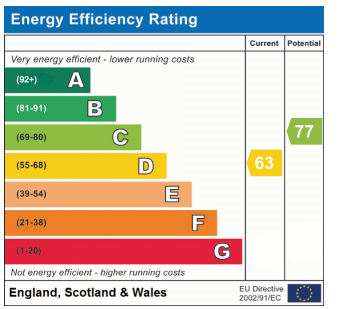
Shower Room

Outside

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 £5.
Mobile and broadband services are offered by a number of companies, and ultrafast is available.
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.
EPC - TBC
Council Tax - Band C



FLOORPLAN

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All measurements are approximate and for display purposes only

