



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Goldfield Avenue, Burnley, BB10 3JJ

### £380,000

A FULLY RENOVATED DETACHED TRUE BUNGALOW

Having undergone a full transformation and being stripped back to brick, with an enviable extension, exceptional interiors and an abundance of indoor space, as well as, having had a new rewire, boiler and radiators and new windows/doors, this idyllic three bedroom detached true bungalow is being proudly welcomed to the market in the desirable location of Burnley on a popular estate. Flowing internally with character and charm and being a credit to the current owner, this property has been transformed into a luxurious and stylish home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Todmorden, Rossendale, Pendle and major motorway links. With an enviable open plan kitchen diner, three double bedrooms and the highest quality finish, this property is truly the perfect family home with no details missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner, two generously sized bedrooms, and a contemporary fitted shower room. The kitchen diner boasts modern wall and base units, high quality integrated appliances and leads through to a utility room and out to the rear. The utility room guides you on to the third bedroom and also leads out to the rear. Externally there is a wrap around garden to the rear with laid to lawn, paving, bedding and mature shrubs. To the front there is a driveway with concrete resin, blocked paving and bedding areas.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.



# Goldfield Avenue, Burnley, BB10 3JJ

## £380,000

 3  1  1  D

- Outstanding Detached True Bungalow
- Three Piece Shower Room
- Ample Off Road Parking
- EPC Rating D
- Fully Renovated
- Open Plan Dining Kitchen
- Tenure Freehold
- Three Bedrooms
- Immaculate Wraparound Garden
- Council Tax Band D

### Entrance Hall

15'6 x 5'11 (4.72m x 1.80m)

Composite double glazed frosted front door, central heating radiator, coving, spotlights, smoke detector, wood effect laminate flooring, oak doors leading to reception room, kitchen/dining area, two bedrooms and shower room.

### Reception Room

15'10 x 11'10 (4.83m x 3.61m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite hearth and surround and television point.

### Kitchen/Dining Area

21'8 x 15'10 (6.60m x 4.83m)

Two UPVC double glazed window, two central heating radiators, range of high gloss wall and base units with granite effect work surfaces, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise Neff oven and combi microwave, four ring induction hob and extractor hood, integrated fridge freezer, breakfast bar, spotlights, smoke detector, wood effect laminate flooring, oak door to utility and UPVC double glazed French doors to rear.

### Utility

12'9 x 7'0 (3.89m x 2.13m)

UPVC double glazed window, central heating radiator, range of matte wall and base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, spotlights, smoke detector, integrated boiler, wood effect laminate flooring, door to bedroom three and composite double glazed frosted door to rear.

### Bedroom Three

12'9 x 9'4 (3.89m x 2.84m)

UPVC double glazed window, central heating radiator, spotlights and television point.

### Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

UPVC double glazed window, central heating radiator, coving, television point, pendant lighting and fitted wardrobes.

### Bedroom Two

11'9 x 10'5 (3.58m x 3.18m )

UPVC double glazed window, central heating radiator, coving and television point.

### Shower Room

8'3 x 5'11 (2.51m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, walk-in double direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled effect vinyl flooring.

### External

#### Rear

Wraparound laid to lawn garden with paving, bedding areas and mature shrubbery.

#### Front

Concrete resin driveway with block paving.



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