



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Hogarth Avenue, Burnley, BB11 2NW

£199,950

A BEAUTIFUL THREE BEDROOM FAMILY HOME

Nestled on Hogarth Avenue in Burnley, this beautifully presented semi-detached house is an ideal family home. With three well-proportioned bedrooms, it offers ample space for a growing family. The property has been thoughtfully extended to the rear, creating a stunning open-plan kitchen and dining area that is perfect for both everyday living and entertaining guests.

The charming living room provides a cosy retreat, while the additional utility room can easily serve as a home office, catering to the needs of modern life. The generous rear garden is a delightful outdoor space, perfect for children to play or for hosting summer gatherings. Furthermore, the property boasts ample off-road parking, accommodating numerous vehicles with ease.

The bathroom is tastefully designed, adding to the overall appeal of this lovely home. Located conveniently close to local amenities and key commuter routes, this property is ideally suited for those seeking a home they can move straight into without the need for extensive renovations.

This semi-detached house on Hogarth Avenue is not just a property; it is a wonderful opportunity for a family to create lasting memories in a welcoming and convenient setting.

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Hogarth Avenue, Burnley, BB11 2NW
£199,950

 3

 1

 2

 D

- Tenure Freehold

Off Road Parking With Ample Driveway

Viewing Essential

Easy Access To Major Commuter Routes

Council Tax Band A

Ideal Family Home

Ample Indoor And Outdoor Space

EPC Rating D

Ready To Move Into

Three Well Proportioned Bedrooms

Ground Floor

Entrance
Composite double glazed frosted door to hall.

Hall
12' x 5'10 (3.66m x 1.78m)
Central heating radiator, spotlights, smoke alarm, wood effect flooring, doors to reception room and utility.

Utility
11'10 x 10'11 (3.61m x 3.33m)
Two UPVC double glazed frosted windows, central heating radiator, spotlights, space for fridge freezer, plumbed for washing machine, dryer, tiled effect flooring, open access to kitchen and UPVC door to side elevation.

Kitchen
21'5 x 9'6 (6.53m x 2.90m)
Two UPVC double glazed windows, central heating radiator, spotlights, television point, tiled effect flooring, UPVC double glazed French doors to rear, range of high gloss wall and base units, laminate work top, integrated oven, four ring gas hob, stainless steel splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, enclosed boiler and open to reception room.

Reception Room
17'3 x 10'9 (5.26m x 3.28m)
UPVC double glazed window, central heating radiator, two feature wall lights, cast iron log burning stove with flagged hearth and under stairs storage.

First Floor

Landing
UPVC double glazed window on the stair return, doors to three bedrooms and bathroom.

Bedroom One
10'11 x 10'6 (3.33m x 3.20m)
UPVC double glazed window, central heating radiator and loft access.

Bedroom Two
12' x 8'10 (3.66m x 2.69m)
UPVC double glazed window and central heating radiator.

Bedroom Three
9'2 x 8'3 (2.79m x 2.51m)
UPVC double glazed window and central heating radiator.

Bathroom
7'9 x 6'6 (2.36m x 1.98m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, illuminated mirror, tiled elevation and tiled floor.

External

Rear
Laid to lawn garden with shed.

Front
Off road parking for numerous vehicles.

