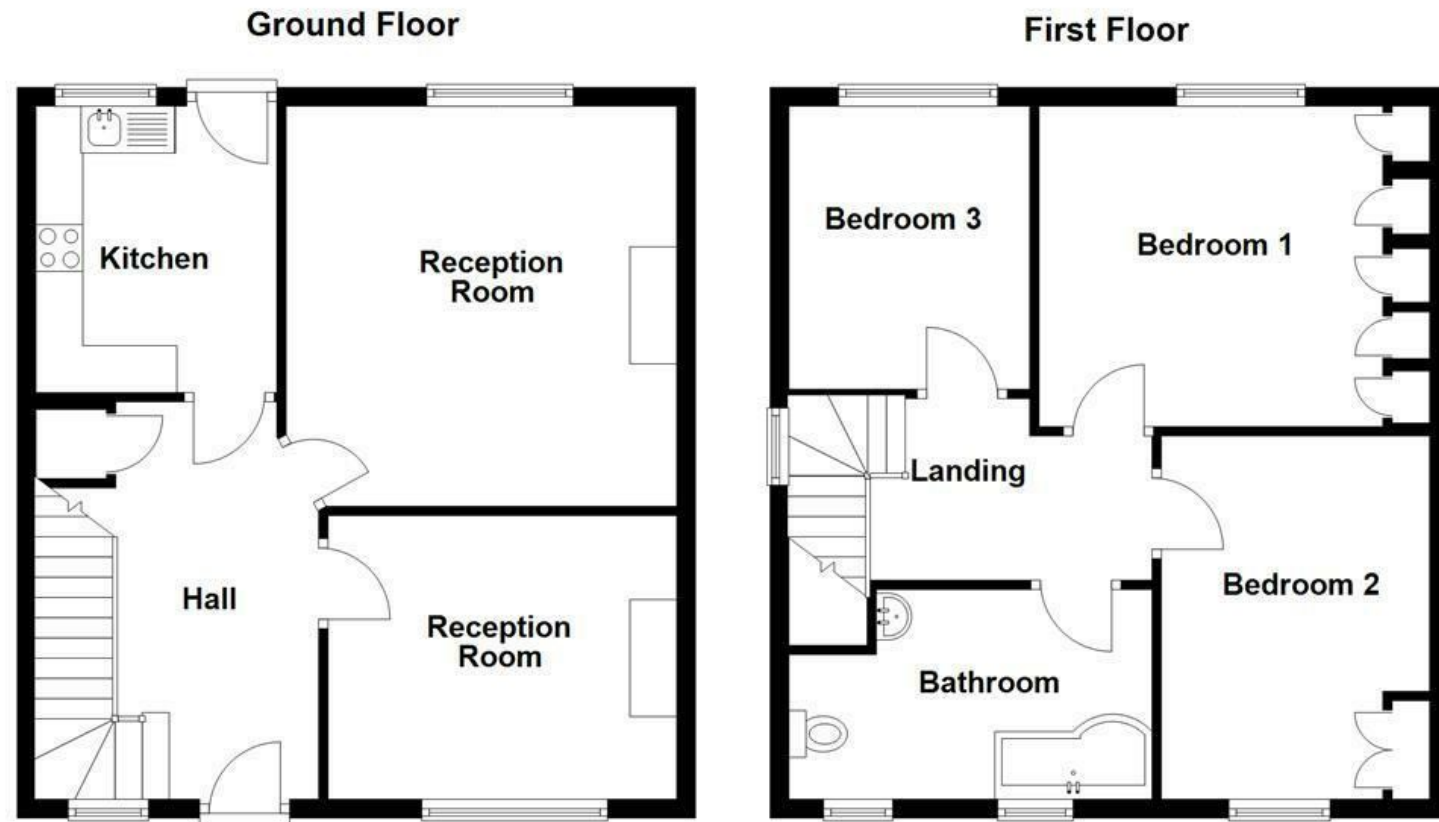




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England & Wales		
EU Directive 2002/91/EC		

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.

Gainsborough Avenue, Burnley, BB11 2PD

£195,000

STUNNING THREE BEDROOM FAMILY HOME IN THE HEART OF BURNLEY

Located on Gainsborough Avenue in the charming town of Burnley, this delightful end-terrace house offers a perfect blend of modern living and classic charm. Built in 1935, the property has been fully renovated to a high standard, showcasing tasteful decor throughout that is sure to impress.

Spanning an impressive 1,179 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The two spacious reception rooms provide ample room for relaxation and entertaining, while the modern kitchen is designed for both functionality and style, catering to all your culinary needs.

The property boasts beautifully landscaped front and rear gardens, creating a serene outdoor space for enjoyment and leisure. Additionally, the driveway offers convenient off-road parking, a valuable asset in today's busy world.

This residence is not just a house; it is a home that invites you to create lasting memories. With its prime location and thoughtful renovations, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this stunning property your own.

Gainsborough Avenue, Burnley, BB11 2PD
£195,000

 3  1  2  C

- End Terraced Property
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Modern Bathroom
 - Tenure: Freehold
- Two Reception Rooms
 - Enclosed Low Maintenance Rear Garden
 - Council Tax Band: A

Ground Floor

Hall
13'11 x 10'2 (4.24m x 3.10m)
Composite double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, storage, wood effect flooring, stairs to first floor and doors to two reception rooms and kitchen

Reception Room One
12'3 x 9'11 (3.73m x 3.02m)
UPVC double glazed window, central heating radiator, two feature wall lights and wood effect laminate flooring.

Reception Room Two
13'8 x 12'7 (4.17m x 3.84m)
UPVC double glazed window, central heating radiator, alcove shelving with spotlights, electric fire, tiled hearth, wood mantle and wood effect flooring.

Kitchen
10' x 8'5 (3.05m x 2.57m)
UPVC double glazed window, central heating radiator, wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine. space for fridge freezer, part tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing
11'11 x 3'8 (3.63m x 1.12m)
UPVC double glazed window and doors to three bedrooms and bathroom.

Bedroom One
14' x 11'3 (4.27m x 3.43m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two
11'9 x 9'5 (3.58m x 2.87m)
UPVC double glazed window, central heating radiator, loft access and fitted wardrobe.

Bedroom Three
9'11 x 8'5 (3.02m x 2.57m)
UPVC double glazed window, central heating radiator and wood effect lino flooring.

Bathroom
11'10 7'4 (3.61m 2.24m)
Two UPVC double glazed frosted windows, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, wood panel P shaped bath with waterfall mixer tap and direct feed shower over, tiled elevation and tiled floor.

External

Front
Laid to lawn garden, paving and block paved driveway.

Rear
Enclosed laid to lawn garden and paving.

