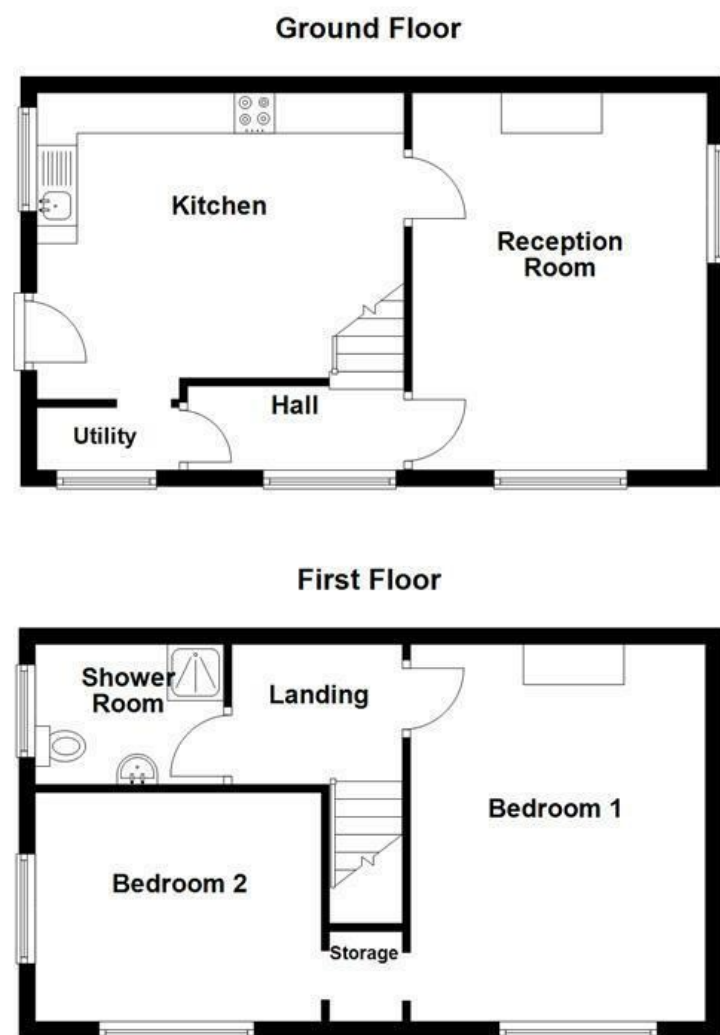




Coniston Avenue, Burnley, BB12 8PE

£150,000

TWO BEDROOM END TERRACE PROPERTY IN THE HEART OF PADIHAM

Situated on Coniston Avenue in the charming town of Padiham, Burnley, this delightful end terrace house offers a wonderful opportunity for both first-time buyers and families alike. Set on a generous corner plot, the property boasts a garage and a driveway, providing ample parking space and convenience.

Inside, you will find two spacious double bedrooms, perfect for restful nights and personal retreats. The modern kitchen is equipped with fitted appliances, making it a joy for any home cook to prepare meals and entertain guests. The bathroom is well-appointed, ensuring comfort and functionality for daily routines.

The expansive lounge is a highlight of the home, offering a bright and airy space for relaxation and social gatherings. With its wrap-around garden, this property provides an excellent outdoor area for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air on sunny days.

This home combines modern living with the charm of a well-established neighbourhood, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this lovely property your own.

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		
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.

Coniston Avenue, Burnley, BB12 8PE

£150,000



- Tenure Freehold
 - Off Road Parking
 - Ideal First Time Buy Or Home For A Small Family
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating TBC
 - Fitted Kitchen And Three Piece Shower Room
 - Abundance Of Indoor And Outdoor Space

Ground Floor

Entrance Hall
8'11 x 3'6 (2.72m x 1.07m)

Reception Room
15'4 x 12' (4.67m x 3.66m)

Kitchen
14'11 x 11'1 (4.55m x 3.38m)

Utility
5'9 x 2'7 (1.75m x 0.79m)

First Floor

Landing
6' x 5'6 (1.83m x 1.68m)

Bedroom One
15'1 x 12'2 (4.60m x 3.71m)

Bedroom Two
10'11 x 9'4 (3.33m x 2.84m)

Shower Room
7'8 x 5'5 (2.34m x 1.65m)

