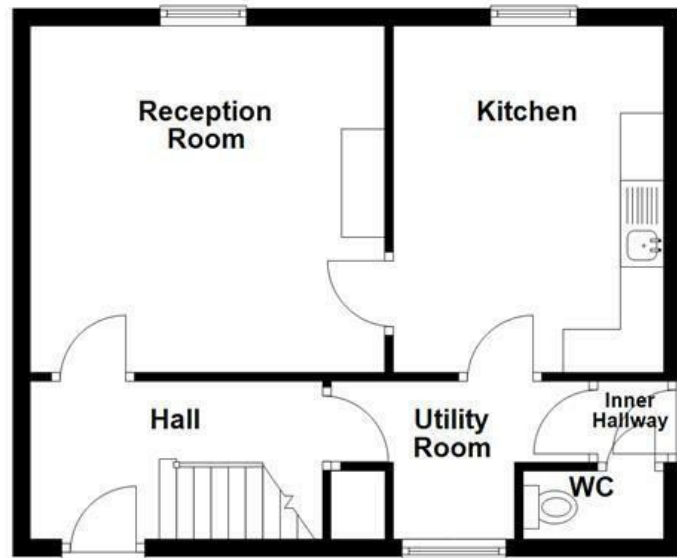
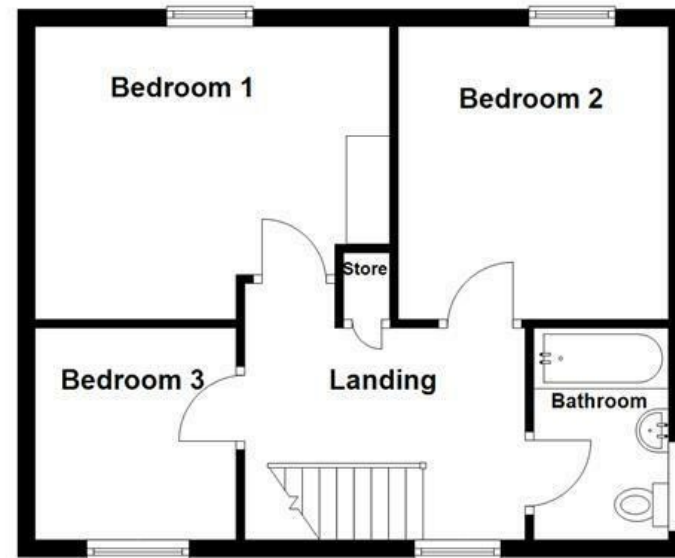



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bowland Avenue, Burnley, BB10 4NG

Offers Over £170,000

A STUNNING SEMI DETACHED PROPERTY IN BURNLEY

Nestled on Bowland Avenue in the charming town of Burnley, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house has been meticulously maintained, ensuring that it is ready for you to move in without the need for immediate renovations. One of the standout features of this home is the stunning views to the rear, providing a picturesque backdrop that enhances the overall appeal of the property.

In addition to its aesthetic qualities, the location boasts excellent transport links to the M65, making commuting to nearby towns and cities a breeze. Whether you are looking for a peaceful retreat or a family home with easy access to local amenities, this property on Bowland Avenue is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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

Bowland Avenue, Burnley, BB10 4NG

Offers Over £170,000

 3  1  1  D

- An Envidable Semi Detached Property
- Gardens To The Front And Rear
- On Street Parking
- Council Tax Band A
- Three Bedrooms
- No Chain Delay
- Tenure Freehold
- Sought After Location
- Modern Throughout And Fully Updated
- EPC Rating D

Ground Floor

Hallway

11'1 x 6 (3.38m x 1.83m)

Reception Room

13'6 x 13'2 (4.11m x 4.01m)

Kitchen

13'1 x 10'5 (3.99m x 3.18m)

Utility Room

9'10 x 5'7 (3.00m x 1.70m)

Inner Hallway

3'8 x 3 (1.12m x 0.91m)

WC

4'11 x 2'3 (1.50m x 0.69m)

First Floor

Landing

10'8 x 8'2 (3.25m x 2.49m)

Bedroom One

13'8 x 10'8 (4.17m x 3.25m)

Bedroom Two

12'2 x 11'1 (3.71m x 3.38m)

Bedroom Three

8'4 x 7'8 (2.54m x 2.34m)



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