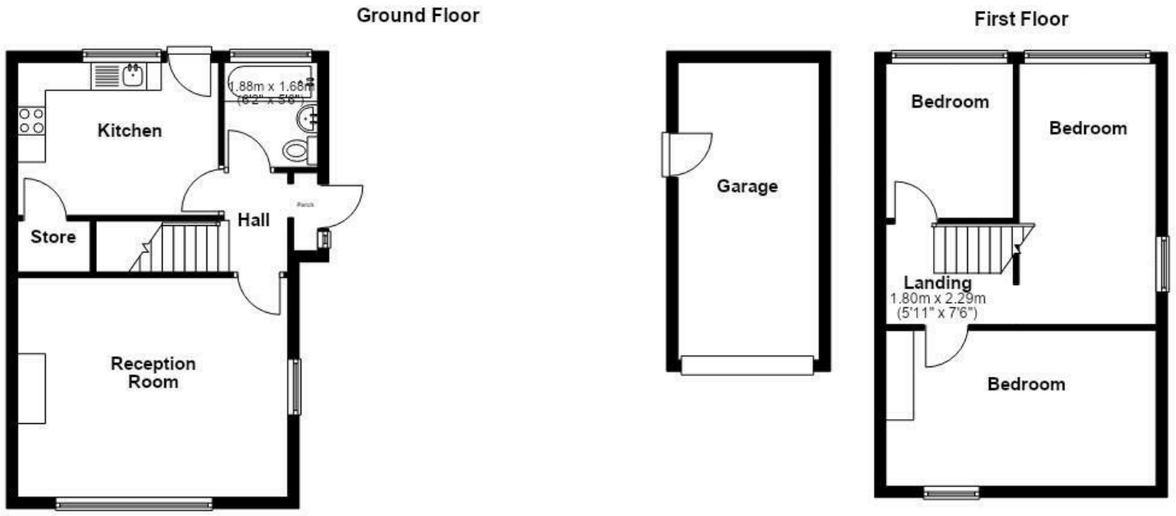
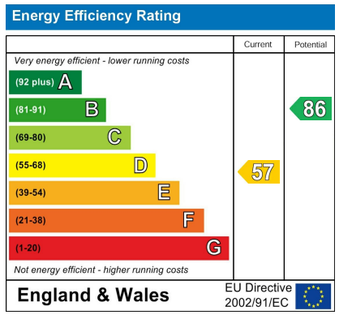
Keenans





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.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Leamington Avenue, Burnley, BB10 3HH

£160,000

THE PERFECT THREE BEDROOM SEMI-DETACHED PROJECT IN BURNLEY

Perfectly placed in the desirable area of Leamington Avenue, Burnley, this charming three-bedroom semi-detached house presents an excellent opportunity for both families and investors alike. The property boasts a generous layout, providing ample space for comfortable living.
With three well-proportioned bedrooms, this home is perfect for those seeking a peaceful retreat while still being close to local amenities. The surrounding area is known for its community spirit and convenient access to transport links, making it an ideal location for commuting or exploring the vibrant town of Burnley.
One of the standout features of this property is its potential for development, subject to obtaining the necessary approvals. This opens up exciting possibilities for those looking to expand or enhance their living space, allowing you to tailor the home to your specific needs and desires.
The house is brimming with potential, offering a blank canvas for you to create your dream home. Whether you envision a modern renovation or a more traditional update, the possibilities are endless.
In summary, this semi-detached property on Leamington Avenue is not just a house; it is a place where you can truly make your mark. With its prime location, spacious layout, and development potential, it is a rare find in the Burnley market. Do not miss the chance to explore this wonderful opportunity.
Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Leamington Avenue, Burnley, BB10 3HH

£160,000

3 1 1 D

- EPC Rating - D
- Off Road Parking
- Perfect Modernisation Project With Viewing Essential
- Access To Major Network Links
- Council Tax Band - B
- Three Well Proportioned Bedrooms
- Offered To The Market With No Onwards Chain
- Tenure - Freehold
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

Ground Floor

Porch
1'5x4'7 (0.43mx1.40m)

Hallway
3'9x5'10 (1.14mx1.78m)

Reception Room
12'11x15'11 (3.94mx4.85m)

Kitchen
11'10x9'0 (3.61mx2.74m)

Bathroom
6'2x5'6 (1.88mx1.68m)

First Floor

Landing
5'11x7'6 (1.80mx2.29m)

Bedroom One
9'2x15'11 (2.79mx4.85m)

Bedroom Two
14'8x8'1 (4.47mx2.46m)

Bedroom Three
9'1x7'6 (2.77mx2.29m)

External

Front
Paved drive with space for multiple vehicles. lawn area with mature bushes, path leading to front door and gate access to rear garden.

Rear
Enclosed rear garden space with paved patio area and lawn area.

Garage
17'6x8'4 (5.33mx2.54m)

Tel: 01282469023

www.keenans-estateagents.co.uk