



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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Richmond Avenue, Burnley, BB10 4JL

£249,995

EXCEPTIONAL SEMI DETACHED BUNGALOW

Nestled on the charming Richmond Avenue in Burnley, this spacious semi-detached bungalow presents an exceptional opportunity for those seeking a comfortable and stylish home. Boasting immaculate presentation throughout, this property is truly move-in ready, allowing you to settle in without the need for immediate renovations.

The bungalow features two well-proportioned bedrooms, perfect for accommodating family or guests. The modern three-piece wet room adds a touch of contemporary elegance, ensuring convenience and comfort. The heart of the home is undoubtedly the contemporary fitted kitchen, which offers both functionality and style, making it an ideal space for culinary enthusiasts.

Set on a generous plot, the property is complemented by stunning gardens to both the front and rear, providing a serene outdoor retreat for relaxation or entertaining. The extensive driveway offers ample parking space, while the detached garage adds further convenience for storage or additional vehicles.

This delightful bungalow is perfect for those looking for a peaceful yet accessible location, with local amenities and transport links within easy reach. Whether you are a first-time buyer, downsizing, or seeking a tranquil retreat, this property on Richmond Avenue is sure to impress. Don't miss the chance to make this beautiful bungalow your new home.

Richmond Avenue, Burnley, BB10 4JL

£249,995



- Immaculate Semi Detached Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Two Bedrooms
- Situated on Generous Plot
- Tenure Freehold
- Three Piece Wet Room
- Beautiful Gardens to Front and Rear
- Council Tax Band C

Entrance Hall

9'0 x 5'4 (2.74m x 1.63m)

UPVC double glazed frosted leaded front door, central heating radiator and door to reception room.

Reception Room

16'0 x 11'0 (4.88m x 3.35m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble hearth and surround, television point and door to inner hall.

Inner Hall

6'9 x 2'9 (2.06m x 0.84m)

Open to kitchen and bedroom two, doors leading to wet room and bedroom one.

Kitchen

8'6 x 7'1 (2.59m x 2.16m)

UPVC double glazed window, central heated towel rail, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated high rise oven, four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, space for dryer, spotlights and wood effect laminate flooring.

Wet Room

6'5 x 6'3 (1.96m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations and vinyl flooring.

Bedroom One

12'7 x 11'0 (3.84m x 3.35m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

9'0 x 8'9 (2.74m x 2.67m)

Central heating radiator, coving and UPVC double glazed door and window to conservatory.

Conservatory

20'4 x 7'2 (6.20m x 2.18m)

UPVC double glazed windows, pitched polycarbonate roof, tiled flooring and UPVC double glazed door to rear.

External

Rear

Enclosed garden with laid to lawn, paved patio, mature shrubbery, bedding areas and access to detached garage.

Front

Laid to lawn garden, bedding areas, block paved driveway and access to detached garage.

