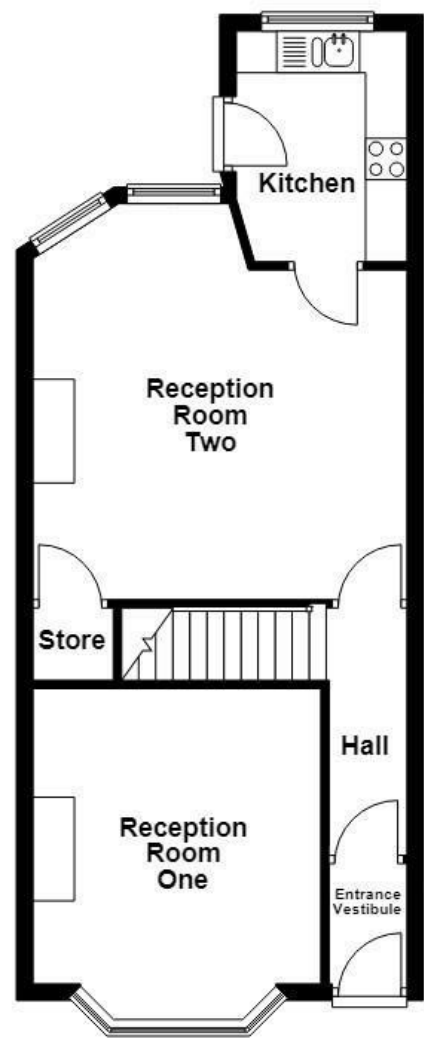
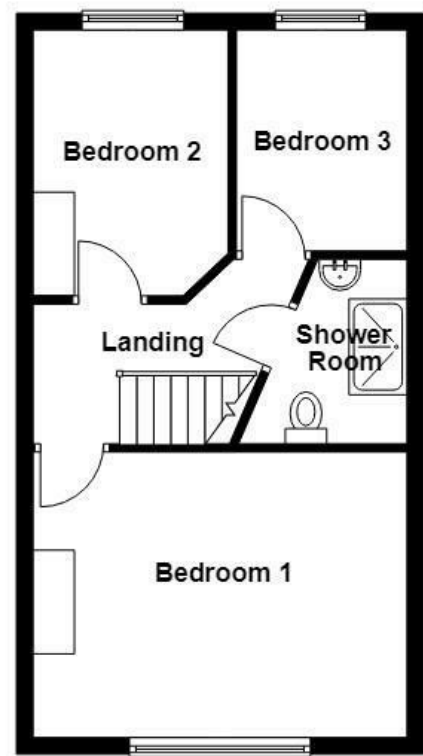


Ground Floor



First Floor



Beatrice Avenue, Burnley, BB12 6DP

£149,950

A MODERN THREE BEDROOM MID TERRACE HOME

Welcome to this beautifully renovated mid-terrace house located on Beatrice Avenue in Burnley. This charming property offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The contemporary fitted kitchen is a highlight, featuring modern fixtures and fittings that cater to all your culinary needs. The stylish shower room has also been thoughtfully designed, ensuring both functionality and elegance.

The property boasts three spacious bedrooms, each offering a comfortable retreat for rest and relaxation. The layout is well-considered, providing a harmonious flow throughout the home.

Additionally, the rear yard presents a delightful outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Some photos have been virtually staged to help you envision your dream home!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.

Beatrice Avenue, Burnley, BB12 6DP

£149,950

3 1 2 E

- Three Bedroom Mid Terrace Home
 - Modern Shower Room
 - On Street Parking
 - Tenure - Leasehold
- Two Spacious Reception Rooms
 - Beautifully Renovated Throughout
 - EPC Rating - E
- Contemporary Fitted Kitchen
 - Ideal First Time Buy
 - Council Tax Band - A

Ground Floor

Entrance Vestibule

4'10 x 3'1 (1.47m x 0.94m)

Hall

8'7 x 3'1 (2.62m x 0.94m)

Reception Room One

12'9 x 11'3 (3.89m x 3.43m)

Reception Room Two

14'10 x 13'1 (4.52m x 3.99m)

Kitchen

9'1 x 6'9 (2.77m x 2.06m)

First Floor

Landing

10 x 5'6 (3.05m x 1.68m)

Bedroom One

14'10 x 10'4 (4.52m x 3.15m)

Bedroom Two

10'6 x 7'6 (3.20m x 2.29m)

Bedroom Three

10'2 x 6'11 (3.10m x 2.11m)

Shower Room

7'4 x 6'11 (2.24m x 2.11m)

External

Front

Small courtyard, on street parking.

Rear

Enclosed rear yard.



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