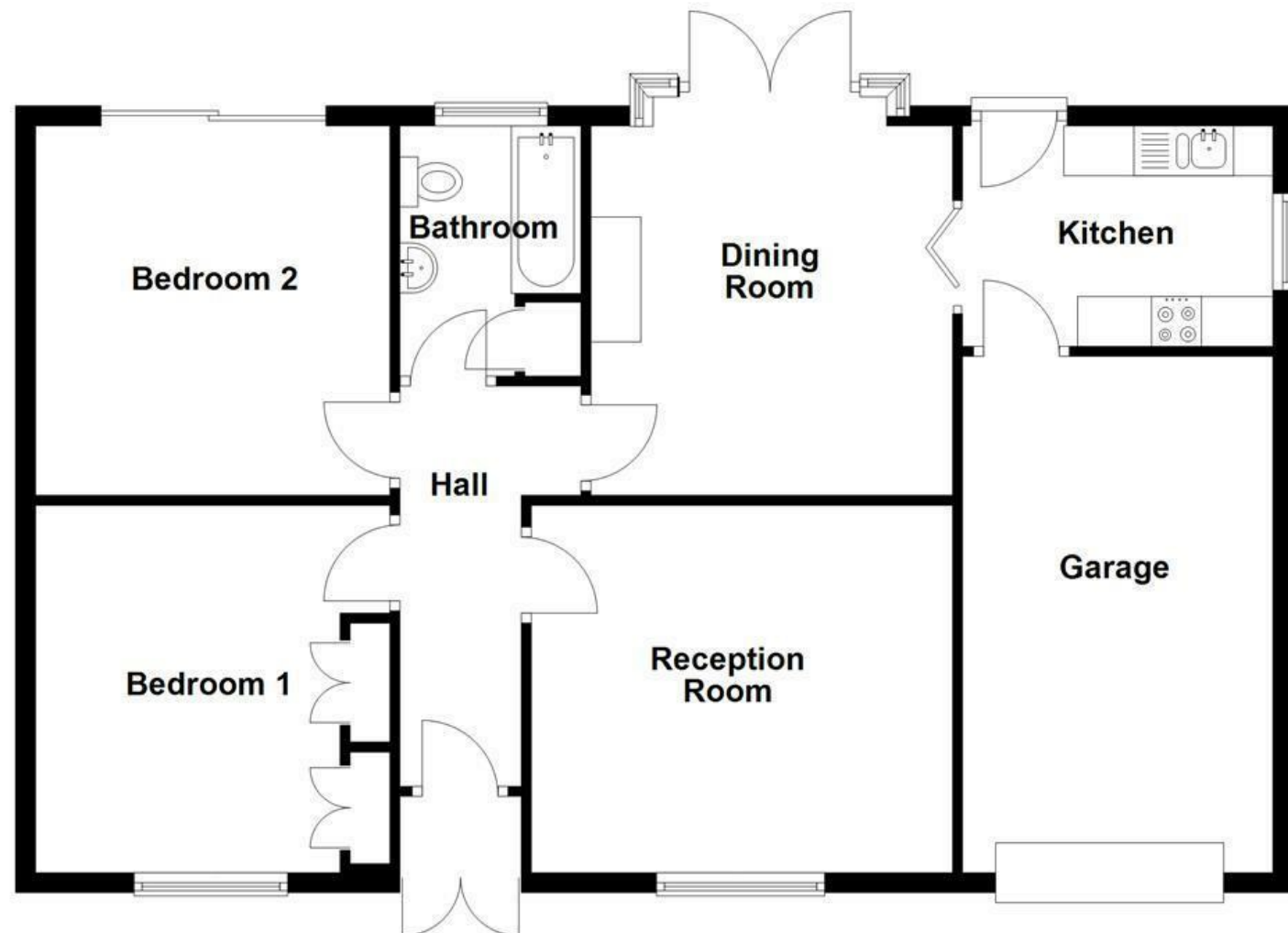


Ground Floor



## Barnfield Avenue, Burnley, BB10 3JQ

### £265,000

AN OUTSTANDING DETACHED TRUE BUNGALOW

Nestled in the charming village of Worsthorne, this outstanding detached true bungalow on Barnfield Avenue offers a delightful blend of comfort and potential. Set on an impressive plot, the property boasts two driveways, ensuring ample parking for residents and guests alike. The beautifully maintained gardens provide a serene outdoor space, perfect for relaxation or entertaining.

Inside, the bungalow features two spacious double bedrooms, ideal for a small family or a couple looking to create their dream home. The two reception rooms are designed with neutral decoration, allowing for a versatile living space that can easily be personalised to suit your style. Whether you envision a cosy lounge or a vibrant dining area, the possibilities are endless.

This property is situated in one of the most desirable areas of Worsthorne, within a popular estate that is well-regarded for its community spirit and accessibility to local amenities. With its combination of space, charm, and location, this bungalow presents an excellent opportunity for those ready to put their own stamp on a home. Do not miss the chance to make this lovely property your own.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



# Barnfield Avenue, Burnley, BB10 3JQ

## £265,000



- Exceptional Detached True Bungalow
- Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Two Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Three Piece Bathroom Suite
- Stunning Gardens to Front and Rear
- Council Tax Band D

### Ground Floor

#### Entrance Vestibule

4'0 x 2'6 (1.22m x 0.76m)  
UPVC double glazed frosted leaded French front doors, coving, dado rail, vinyl flooring and single glazed frosted door to hall.

#### Hall

13'2 x 6'0 (4.01m x 1.83m)  
Central heating radiator, coving, two feature wall lights, smoke detector, loft access, doors leading to reception room, dining room, two bedrooms and bathroom.

#### Reception Room

13'10 x 12'01 (4.22m x 3.68m)  
UPVC double glazed leaded window, central heating radiator, coving and gas fire with limestone surround.

#### Dining Room

13'0 x 11'10 (3.96m x 3.61m)  
Two UPVC double glazed windows, central heating radiator, coving, gas fire with granite hearth, bi-folding single glazed frosted door to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

10'2 x 7'3 (3.10m x 2.21m )  
UPVC double glazed window, range of wood panelled wall and base units with granite effect work surfaces, tiled splashback, composite sink and drainer with mixer tap, freestanding electric cooker, space for fridge freezer, tiled flooring, door to garage and UPVC double glazed door to rear.

#### Garage

17'7 x 9'11 (5.36m x 3.02m)  
UPVC double glazed frosted window, power, lighting Baxi combi boiler, plumbing for washing machine, space for dryer and up and over garage door.

#### Bedroom One

12'1 x 11'8 (3.68m x 3.56m)  
UPVC double glazed leaded window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Two

11'11 x 11'8 (3.63m x 3.56m)  
Central heating radiator, coving and sliding UPVC double glazed doors to rear.

#### Bathroom

8'5 x 5'11 (2.57m x 1.80m)  
UPVC double glazed frosted window, central heating radiator, coving, pedestal wash basin with traditional taps, low basin WC, panel bath with mixer tap, overhead direct feed shower and rinse head, tiled elevations, linen cupboard and lino flooring.

#### External

#### Rear

Enclosed garden with laid to lawn garden, paving, mature shrubbery and pond.

### Front

Paving, wood chippings, mature shrubbery, double driveway and access to garage.



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