



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(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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## Wilkie Avenue, Burnley, BB11 3QE

### Offers Over £250,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the sought-after area of Wilkie Avenue, Burnley, this exquisite detached family home presents a remarkable opportunity for those seeking both space and potential. With a generous layout, the property boasts three well-proportioned bedrooms, each equipped with fitted wardrobes, ensuring ample storage for all your needs.

The heart of the home features a contemporary open plan living area, perfect for family gatherings and entertaining guests. The property also includes a modern shower room, adding to the convenience of daily living. A delightful conservatory extends the living space, allowing for a seamless connection to the beautifully maintained gardens that grace both the front and rear of the home.

For those with vehicles, the property offers off-road parking for multiple cars, complemented by an additional garage, providing both security and ease of access. This home is truly a blank canvas, inviting potential buyers to infuse their personal style and creativity into the space.

Situated in one of Burnley's most desirable locations, this property is not to be missed. Whether you are a growing family or simply seeking a peaceful retreat, this home offers the perfect

# Wilkie Avenue, Burnley, BB11 3QE

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 3  2  1  D

- Tenure Leasehold
- Off Road Parking For Numerous Vehicles
- Contemporary Open Plan Living Space
- Close Proximity To Local Amenities
- Council Tax Band D
- Three Well Proportioned Bedrooms
- Abundance Of Space With An Attached Garage
- EPC Rating D
- Ideal Family Home With Viewing Essential
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC double glazed leaded frosted door to porch.

### Porch

4'11 x 4'7 (1.50m x 1.40m)

UPVC double glazed window and hardwood single glazed frosted door to hall.

### Hall

11'6 x 6'11 (3.51m x 2.11m)

Central heating radiator, smoke alarm, doors to reception room, kitchen and WC.

### WC

4'7 x 4'1 (1.40m x 1.24m)

UPVC double glazed frosted window, dual flush WC and vanity top wash basin.

### Reception Room

21'10 x 16'11 (6.65m x 5.16m)

UPVC double glazed window, central heating radiator, coving, three central heating radiators, gas fire with tiled elevation, television point, door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

11'10 x 9'11 (3.61m x 3.02m)

UPVC double glazed window, central heating radiator, range of laminate wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for two door electric oven with four ring electric hob and integrated extractor hood, space for fridge freezer, integrated storage cupboard and door to utility room.

### Utility Room

9'3 x 7' (2.82m x 2.13m)

Hardwood single glazed window, range of laminate wall and base units, plumbed for washing machine and dryer, Ideal boiler, PVC panel elevation, PVC to ceiling and hardwood double glazed frosted door to conservatory.

## First Floor

### Landing

11' x 7'9 (3.35m x 2.36m)

UPVC double glazed window, coving, loft access, doors to three bedrooms and shower room.

## Bedroom one

15'1 x 11' (4.60m x 3.35m)

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

## Bedroom Two

13'1 x 8'8 (3.99m x 2.64m)

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

## Bedroom Three

8'11 x 8'1 (2.72m x 2.46m)

UPVC double glazed window, central heating radiator and over stairs storage.

## Shower Room

8'9 x 5'4 (2.67m x 1.63m)

UPVC double glazed frosted window, central heating radiator, central heating towel rail, electric feed walk in shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, PVC panel elevation, integrated linen cupboard and lino flooring.

## External

### Rear

Laid to lawn garden with paving, bedding areas and mature shrubs.

### Front

Laid to lawn garden with paving, bedding areas, mature shrubs, off road parking and access to garage.

## Garage

17' x 9'4 (5.18m x 2.84m)

Power, lighting, up and over garage door.



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