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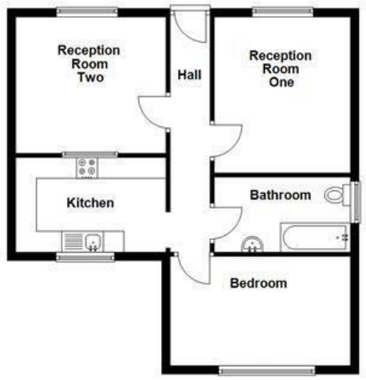

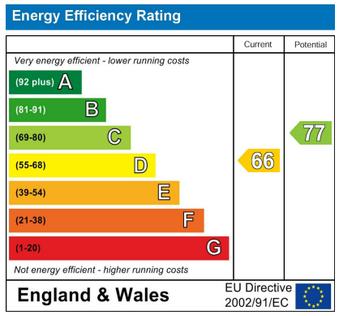

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Browsholme Avenue, Burnley, BB10 4QL

Offers Over £240,000

A FANTASTIC THREE BED DETACHED AND ONE BED DETACHED BUNGALOW IN BURNLEY

Nestled on Browsholme Avenue in the charming town of Burnley, this remarkable property presents a unique opportunity for both families and investors alike. Comprising a spacious three-bedroom detached house alongside a separate one-bedroom bungalow, this residence offers an impressive square footage that is sure to accommodate a variety of needs.

The main house features three well-proportioned bedrooms, making it ideal for larger families seeking comfort and space. The layout is designed to provide a warm and inviting atmosphere, perfect for family gatherings and entertaining guests. With ample living areas, you will find plenty of room to create cherished memories.

The detached bungalow adds an extra layer of versatility to the property. Whether you envision it as a guest suite, a home office, or a rental opportunity, this additional space enhances the overall appeal and functionality of the estate.

This property stands out as a fantastic investment opportunity, given its dual accommodation potential. The large square footage allows for various possibilities, whether you wish to live in one part and rent out the other or utilise both spaces for family living.

Browsholme Avenue, Burnley, BB10 4QL

Offers Over £240,000

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- Tenure TBC
- Off Road Parking
- Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band C
- Two Detached Properties On One Plot
- Bursting With Potential
- EPC Rating D
- Ideal Investment Opportunity
- Close Proximity To Local Amenities

Ground Floor

Hall
10'6 x 8'11 (3.20m x 2.72m)

Central heating radiator, dado rail, doors to bedroom, kitchen, bathroom, utility and inner hall.

Inner Hall
10' x 3'5 (3.05m x 1.04m)

Dado rail, doors to dining room and reception room.

Reception Room
16'6 x 12'2 (5.03m x 3.71m)

Six UPVC double glazed windows, central heating radiator, loft access, gas fire with stone surround, flagged hearth and wood mantle.

Dining Room
13'2 x 8'7 (4.01m x 2.62m)

UPVC double glazed window, single glazed stained glass window, double doors to reception room and UPVC door to external.

Kitchen
13'11 x 12'11 (4.24m x 3.94m)

UPVC double glazed window, two central heating radiators, wall and base units, granite work top, inset ceramic one and a half sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor unit, tiled splash back, electric fire with stone hearth, tiled surround and wood mantle, stairs to first floor.

Bedroom
13'5 x 13' (4.09m x 3.96m)

UPVC double glazed window, central heating radiator and loft access.

Utility
13'11 x 8'4 (4.24m x 2.54m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, space for fridge freezer, plumbed for washing machine, Baxi combi boiler, log burning stove, part tiled flooring doors to side porch and rear.

Side Porch
5'3 x 4'4 (1.60m x 1.32m)

Two hardwood double glazed windows and door to side elevation.

Bathroom

UPVC double glazed window, towel rail, dual flush WC, vanity top wash basin, panel bath with mixer tap, overhead shower with rinse head and tiled floor.

First Floor

Landing

Doors to bedroom and shower room.

Bedroom

Two UPVC double glazed windows, single glazed stained glass window, Velux window, two central heating radiators and eave storage.

Shower Room
7'7 x 5'9 (2.31m x 1.75m)

Central heating towel rail, low flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure with rinse head and spotlights.

Bungalow

Ground Floor

Hall
18'3 x 3'2 (5.56m x 0.97m)

Smoke alarm, doors to two reception rooms, kitchen, bathroom and bedroom.

Reception Room One
12'3 x 10'10 (3.73m x 3.30m)

Hardwood double glazed window, gas fire with granite hearth.

Reception Room Two
11'10 x 10'9 (3.61m x 3.28m)

UPVC double glazed window, storage heater and serving hatch.

Kitchen
11'9 x 7'5 (3.58m x 2.26m)

Hardwood double glazed window, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor unit, integrated fridge, plumbed for washing machine and open to hall.

Bedroom
8'10 x 14'6 (2.69m x 4.42m)

UPVC double glazed window, storage heater and loft access.

Bathroom
10'7 x 5'7 (3.23m x 1.70m)

Hardwood double glazed window, low flush WC, pedestal wash basin, panel bath with rinse head, part tiled elevation and tiled floor.

External

Cobbled areas, bedding areas, mature shrubbery and trees.

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