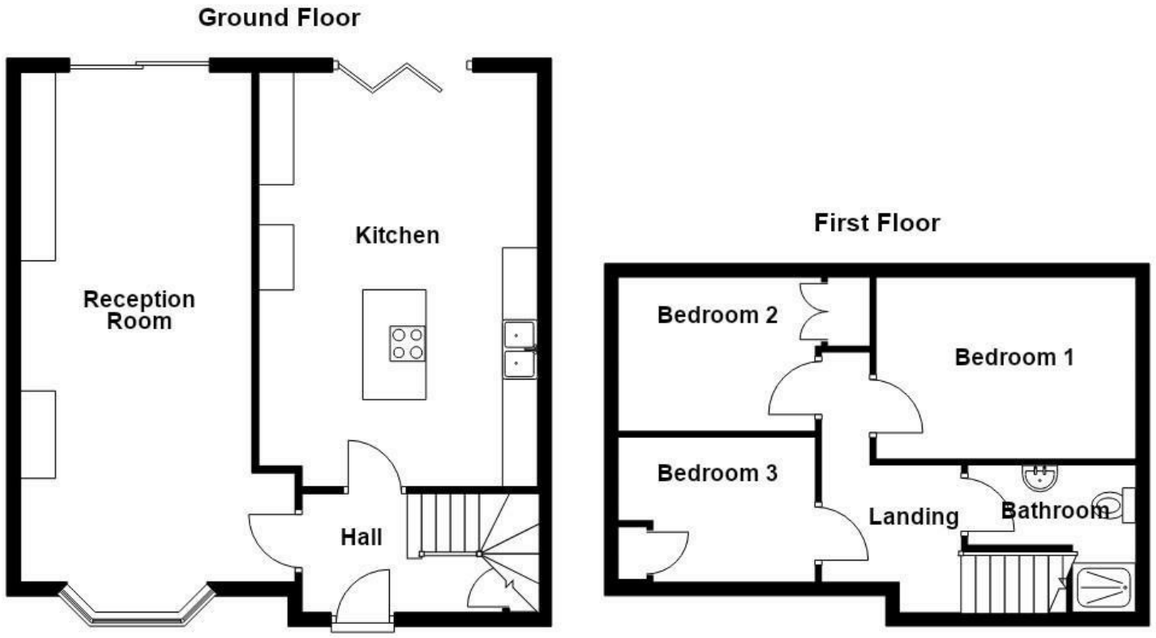
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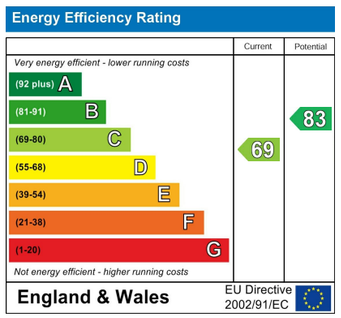












Dyneley Avenue, Burnley, BB10 4JD

Offers Over £265,000

AN EXQUISITE SEMI DETACHED FAMILY HOME

Situated on the highly sought-after Dyneley Avenue, Burnley, this charming house presents an exceptional opportunity for families or individuals seeking a spacious and inviting home. The property features three well-proportioned bedrooms, making it ideal for those who desire extra space for living and relaxation.

As you approach the house, you will be greeted by beautifully laid-to-lawn gardens at both the front and back, providing a delightful outdoor area perfect for leisure or play. The gardens are enhanced by attractive bedding sections, which add a vibrant touch of greenery and colour to the surroundings. For added convenience, off-road parking is available in front of the detached garage, ensuring easy access and security for your vehicle.

The heart of this home is undoubtedly the impressive open-plan kitchen diner, which is well-equipped with modern appliances and ample storage. This inviting space not only facilitates meal preparation but also offers a seamless connection to the garden, allowing you to enjoy the outdoors while cooking. Adjacent to the kitchen, the spacious reception room provides versatility, easily serving as a dining area for entertaining guests or enjoying family meals.

This property is more than just a house; it is a warm and welcoming home that promises comfort and convenience. With its attractive features, wrap-around gardens, and prime location, it stands as an excellent choice for those looking to settle in Burnley. Do not miss the opportunity to make this lovely house your new home, where cherished memories await.

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.

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Offers Over £265,000

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- Enviable Semi Detached Property
- Contemporary Fitted Kitchen With Appliances
- Off Road Parking And Garage
- EPC Rating C
- Three Bedrooms
- Three Piece Shower Room
- Tenure Leasehold
- Beautifully Presented Throughout
- Enclosed Well Maintained Rear Garden
- Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

11 x 5'7 (3.35m x 1.70m)

UPVC double glazed window, central heating radiator, storage, stairs to first floor and doors to reception room and kitchen.

Reception Room

23'11 x 10'10 (7.29m x 3.30m)

UPVC double glazed bay window, Velux window, central heating radiator, spotlights, cast iron multi fuel burner, stone hearth and UPVC double glazed bifolding doors to rear.

Kitchen

19'5 x 13'1 (5.92m x 3.99m)

UPVC double glazed window, two Velux window, two upright central heating radiators, spotlights, wall and base units, quartz worktops, island, integrated double Neff oven in high rise unit, four ring electric hob, extractor hood, one and half bowl composite sink with boiling water mixer tap and draining ridges, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated boiler, centre island with breakfast bar and pull out electric socket, tile effect Karndean flooring and UPVC double bifold doors to the rear.

First Floor

Landing

6' x 5' (1.83m x 1.52m)

UPVC double glazed window, central heating radiator and doors to three bedrooms and shower room.

Bedroom One

11'2 x 8'11 (3.40m x 2.72m)

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

Bedroom Two

9'3 x 7'2 (2.82m x 2.18m)

Two UPV double glazed windows, central heating radiator and fitted wardrobe.

Bedroom Three

9'8 x 6'9 (2.95m x 2.06m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Shower Room

7'10 x 3;8 (2.39m x 0.91m;2.44m)

UPVC double glazed frosted window, central heated towel rail, under floor heating, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower with rinse head, tiled elevation and tile effect flooring.

External

Rear

Enclosed tiered garden, laid to lawn, paving, two storage sheds and garage.

Front

Laid to lawn garden and block paved driveway with access to the garage.

















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