

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hogarth Avenue, Burnley, BB11 2NW

Offers Over £170,000

THE PERFECT THREE BEDROOM FAMILY HOME IN BURNLEY

Nestled on Hogarth Avenue in Burnley, this stunning quasi-semi house is an ideal choice for growing families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

One of the standout features of this home is the massive garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The well-maintained interior ensures that you can move in with ease, allowing you to focus on making it your own.

Conveniently located, this property benefits from good transport links into Burnley, making it easy to access local amenities, schools, and recreational facilities. Whether you are looking to enjoy the vibrant community or seeking a peaceful retreat, this home offers the best of both worlds.

In summary, this three-bedroom terrace house on Hogarth Avenue is a perfect blend of comfort, space, and convenience, making it an excellent choice for families looking to settle in a welcoming neighbourhood. Don't miss the chance to make this delightful property your new home.

Hogarth Avenue, Burnley, BB11 2NW

Offers Over £170,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking
- Three Generously Sized Bedrooms
- Modern Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Family Home
- Viewing Essential
- Ample garden Space
- Easy Access To Major Commuter Routes

Ground Floor

Entrance Porch

6'2 x 3'7 (1.88m x 1.09m)

Hall

17'6 x 4'5 (5.33m x 1.35m)

Reception Room

17'4 x 10'10 (5.28m x 3.30m)

Kitchen/Dining Area

17'4 x 7'3 (5.28m x 2.21m)

First Floor

Landing

8'10 x 8'7 (2.69m x 2.62m)

Bedroom One

14'7 x 8'3 (4.45m x 2.51m)

Bedroom Two

12' x 8'2 (3.66m x 2.49m)

Bedroom Three

8'10 x 7'4 (2.69m x 2.24m)

Bathroom

8'2 x 4'11 (2.49m x 1.50m)

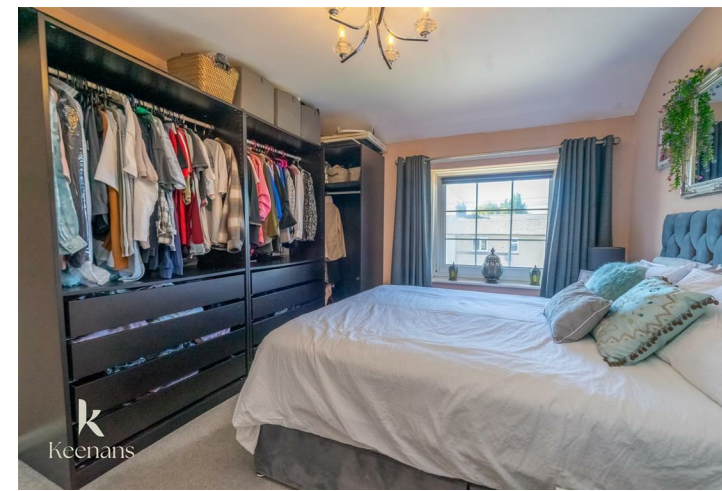
External

Rear

Enclosed laid to lawn garden, paving, gravel chipped areas, vegetable patch, shrubbery and timber shed.

Front

Tarmac drive with stone chipped area.



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