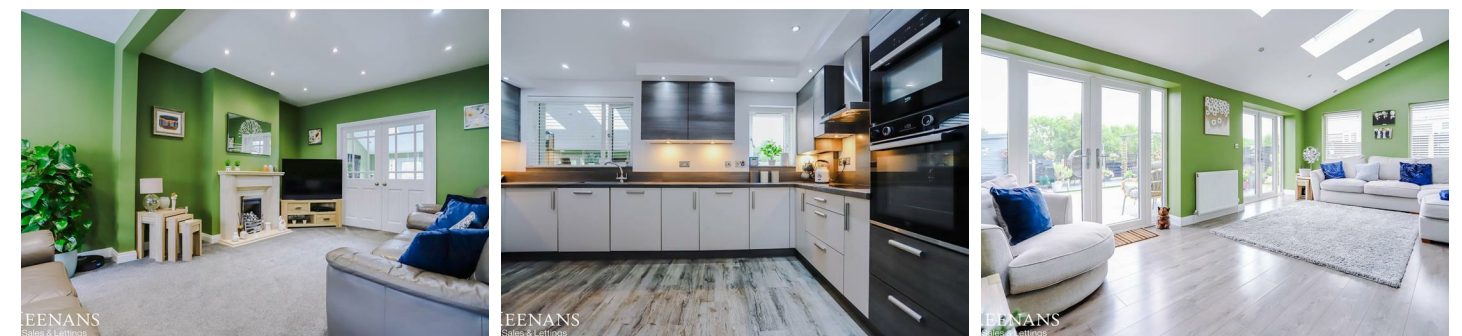




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.



Bronte Avenue, Burnley, BB10 3HY

Offers Over £325,000

FULLY RENOVATED THREE BEDROOM SEMI DETACHED HOME

Located on the charming Bronte Avenue in Burnley, this beautifully extended semi-detached house presents an ideal family home that is ready for you to move in. With three well-proportioned bedrooms, this fully renovated property combines modern living with comfort and style.

As you enter, you are welcomed by a spacious lounge that features double doors leading to a bright garden room. This delightful space is perfect for relaxation or entertaining, offering seamless access to the lovely landscaped garden, where you can enjoy outdoor activities or simply unwind in a tranquil setting.

The heart of the home is undoubtedly the modern dining kitchen designed with both functionality and aesthetics in mind. It provides ample space for family meals and gatherings, making it a wonderful spot for creating lasting memories.

The master bedroom boasts an en suite bathroom, providing a private retreat for the homeowners. Additionally, the stunning family bathroom features a luxurious walk-in rainfall shower, ensuring a refreshing start to your day.

This property is not just a house; it is a home that offers comfort, style, and convenience in a desirable location. With its thoughtful renovations and spacious layout, it is perfect for families seeking a welcoming environment. Do not miss the opportunity to make this exceptional property your own.

Bronte Avenue, Burnley, BB10 3HY

Offers Over £325,000

 3  2  2  C

- Exceptional Semi Detached Property
 - Open Plan Dining Kitchen
 - Ample Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Stylish Decoration Throughout
 - Tenure Leasehold
- Two Bathrooms
 - Well Presented Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

14'1 x 5'9 (4.29m x 1.75m)

Composite double glazed frosted front door, two UPVC double glazed windows, central heating radiator, smoke detector, wood effect flooring, double doors leading to reception room, two doors to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

22'8 x 15'4 (6.91m x 4.67m)

UPVC double glazed bay window, two UPVC double glazed windows, two central heating radiators, range of matte wall and base units with wood effect work surfaces and upstands, composite sink and drainer with mixer tap, integrated high rise double Beko oven, four ring induction hob and extractor hood, wood effect splashback, under unit lighting, integrated fridge freezer, integrated dishwasher, integrated washing machine, smoke detector, spotlights, wood effect flooring and composite double glazed frosted door to side elevation.

Reception Room

22'4 x 12'5 (6.81m x 3.78m)

UPVC double glazed bay window, two central heating radiators, gas fire with marble surround and hearth, television point, spotlights and double doors to garden room.

Garden Room

21'9 x 11'9 (6.63m x 3.58m)

Two UPVC double glazed windows, four Velux windows, central heating radiator, spotlights, wood effect flooring and two UPVC double glazed French doors and windows to rear.

First Floor

Landing

Loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

12'3 x 11'8 (3.73m x 3.56m)

UPVC double glazed window, central heating radiator, spotlights and door to en suite.

En Suite

6'9 x 6'3 (2.06m x 1.91m)

UPVC double glazed frosted window, central heated towel, direct feed shower enclosed with rinse head, vanity top wash basin with mixer tap, dual flush WC, PVC to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

11'6 x 9'6 (3.51m x 2.90m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

Bedroom Three

10'3 x 8'4 (3.12m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobe.

Bathroom

11'10 x 5'11 (3.61m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, wall mounted dual flush WC, wall mounted vanity top wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, walk-in direct feed rainfall shower, PVC to ceiling, spotlights, tiled elevations and tiled flooring.

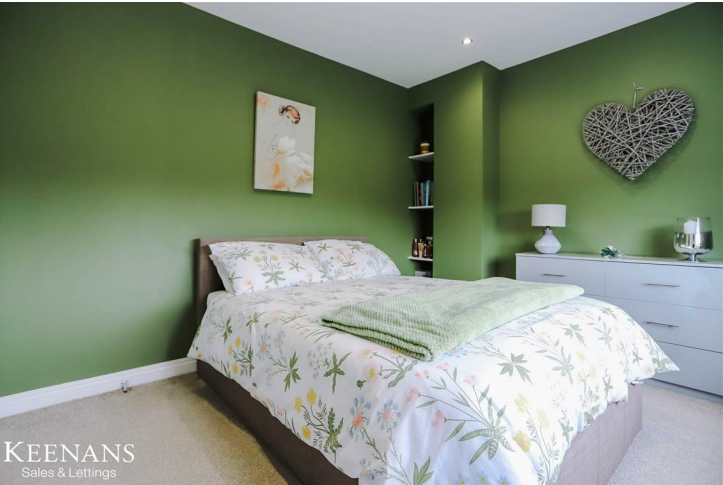
External

Rear

Enclosed garden with artificial lawn, decking, stone chip bedding areas and timber shed.

Front

Tarmac driveway and bedding.



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