




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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Oakeneaves Avenue, Burnley, BB11 5HH

£220,000

SPACIOUS TWO BEDROOM SEMI DETACHED PROPERTY WITH LOFT ROOM

Situated on Oakeneaves Avenue in Burnley, this delightful semi-extended house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting two inviting reception rooms, this property offers ample space for relaxation and entertaining. The bright conservatory, which overlooks a generous garden, serves as a perfect spot for enjoying the natural light and the beauty of the outdoors.

The house features three well-proportioned bedrooms, including two double rooms that provide comfort and privacy. The family bathroom is conveniently located, alongside a separate WC, ensuring practicality for daily living. Additionally, the versatile loft room on the second floor adds further potential, whether it be for a home office, playroom, or extra storage.

The separate kitchen is functional and ready for your personal touch, while the open-plan layout connecting the living areas to the dining room creates a warm and inviting atmosphere for family gatherings. Outside, the large garden offers a wonderful space for children to play or for hosting summer barbecues, complemented by a driveway and garage for convenient parking.

This property is bursting with potential, making it an ideal family home in a friendly neighbourhood. With its combination of space, light, and versatility, it is sure to appeal to those looking to create lasting memories in a welcoming environment. Don't miss the chance to make this house your home.

Oakeneaves Avenue, Burnley, BB11 5HH

£220,000

 3  1  2  D

- Semi Extended Family Home
- Bright Conservatory Overlooking Garden
- Off Road Parking
- Tenure - Freehold
- Two Double Bedrooms Plus Loft Room
- Large Rear Garden Space
- EPC Rating - D
- Two Spacious Reception Rooms
- Family Bathroom And Separate WC
- Council Tax Band - C

Ground Floor

Entrance

UPVC double glazed leaded door to porch.

Porch

6'11 x 5'11 (2.11m x 1.80m)

Two UPVC double glazed leaded windows, tiled flooring, hardwood door to hall.

Hall

12'10 x 5'9 (3.91m x 1.75m)

Central heating radiator, coving, smoke alarm, dado rail, doors to reception room one and kitchen, stairs to first floor.

Kitchen

10'7 x 9 (3.23m x 2.74m)

Hardwood single glazed window, central heating radiator, panelled wall and base units, granite effect surfaces, stainless steel double sink and drainer with mixer tap, space for four ring hob and oven, fridge freezer, extractor hood, plumbing for washing machine, PVC ceiling, partial PVC elevations, storage cupboard, tiled flooring, door to reception room two.

Reception Room One

12'9 x 10'5 (3.89m x 3.18m)

UPVC double glazed leaded bow window, central heating radiator, coving, ceiling rose, gas fire, dado rail, open to reception room two.

Reception Room Two

21 x 15'11 (6.40m x 4.85m)

Two UPVC double glazed windows, central heating radiator, coving, two ceiling roses, dado rail, UPVC double glazed sliding doors to conservatory.

Conservatory

13'5 x 10'3 (4.09m x 3.12m)

Two UPVC double glazed windows, central heating radiator and electric radiator, polycarbonate roof, PVC elevations, tiled flooring, UPVC sliding door to rear, UPVC frosted door to side.

First Floor

Landing

7'11 x 5'8 (2.41m x 1.73m)

UPVC double glazed window, coving, doors to two bedrooms, office, bathroom, WC and storage cupboard.

Bedroom One

13'1 x 10'7 (3.99m x 3.23m)

UPVC leaded window, central heating radiator, ceiling fan, fitted wardrobes.

Bedroom Two

10'9 x 10'7 (3.28m x 3.23m)

UPVC double glazed window, central heating radiator, coving.

Bathroom

5'8 x 4'10 (1.73m x 1.47m)

UPVC frosted window, central heating radiator, two piece suite comprising of a panelled bath with mixer tap and rinse head, overhead direct feed shower and rinse head, pedestal wash basin with traditional taps, PVC elevations, tiled flooring.

WC

5'5 x 2'9 (1.65m x 0.84m)

UPVC frosted window, dual flush WC, tiled elevations, tiled flooring.

Office

9'11 x 6'6 (3.02m x 1.98m)

UPVC leaded window, central heating radiator, stairs to second floor.

Second Floor

Loft Room

16'5 x 10'4 (5.00m x 3.15m)

Velux window, central heating radiator, eaves, ceiling fan.

External

Rear

Enclosed, stone flagging area, laid to lawn garden, bedding areas, stone chippings.

Front

Stone flags, laid to lawn garden, mature shrubbery.

Garage

26'4 x 11'9 (8.03m x 3.58m)



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