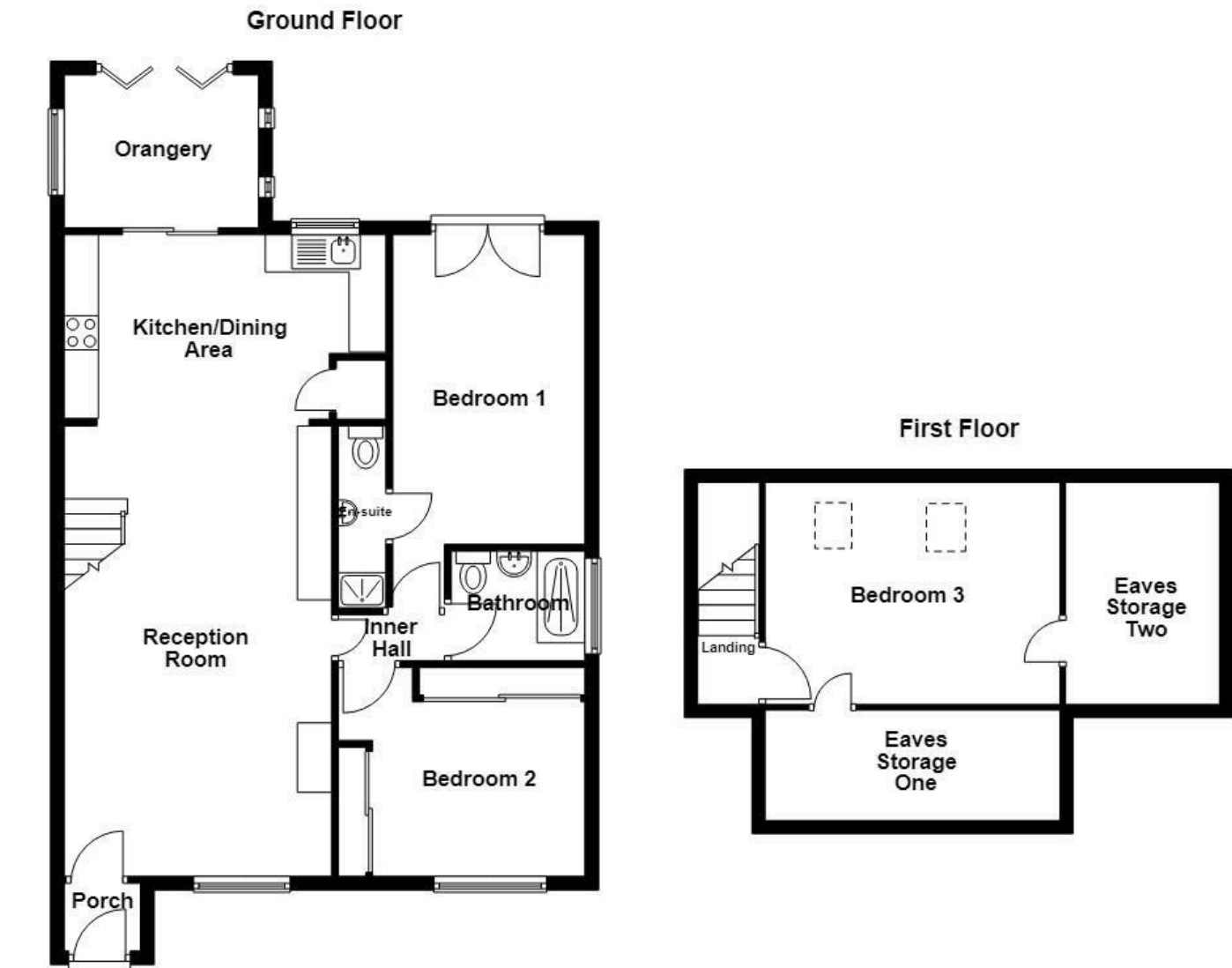




Surrey Avenue, Burnley, BB12 6DB

£250,000

STUNNING THREE BEDROOM SEMI DETACHED BUNGALOW NOT TO BE MISSED

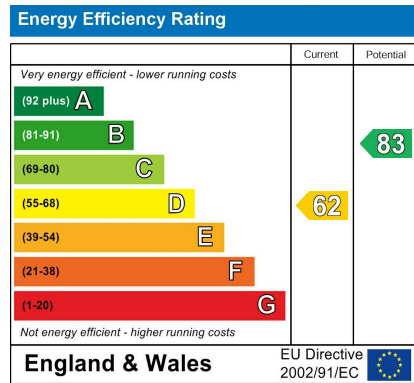
Nestled on the charming Surrey Avenue in Burnley, this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. With three generously sized bedrooms, this property is ideal for families or those seeking a spacious home.

As you enter, you are welcomed by an open-plan living area that seamlessly connects to a contemporary kitchen and dining space, perfect for entertaining guests or enjoying family meals. The addition of an orangery enhances the living experience, allowing natural light to flood the space and providing a tranquil spot to relax.

The bungalow boasts two well-appointed bathrooms, including an en suite attached to the main bedroom, ensuring convenience and privacy for all residents.

Step outside to discover a stunning rear garden, featuring an elevated lawn that offers a serene outdoor retreat. The garden is complemented by a summer house and a timber outbuilding, providing ample storage or potential for any outdoor space.

This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a sought-after location. Whether you are looking to settle down or invest, this bungalow is a fantastic opportunity not to be missed.



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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3 2 2 D

- Tenure Leasehold
 - Ample Off Road Parking For Numerous Vehicles
 - Ideal Family Home With Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Three Generously Sized Bedrooms
 - Two Bathrooms For Convenience
- EPC Rating D
 - Open Plan Living With Modern Fitted Kitchen
 - Enviably Garden Space

Ground Floor

Porch
3'3 x 3'8 (0.99m x 1.12m)
Composite front door and door leading to reception room.

Reception Room
21'7 x 12'10 (6.58m x 3.91m)
UPVC double glazed window, central heating radiator, upright radiator, partial coving, electric fire, media wall. open access to kitchen, door leading to hallway, stairs to the first floor and laminate flooring.

Kitchen/Dining Area
14'10 x 8'10 (4.52m x 2.69m)
UPVC Double glazed window, skylight, upright radiator, a range of high gloss wall and base units, laminate surfaces, stainless steel one and half sink with mixer tap and draining board, integrated double electric oven, four ring induction hob, integrated fridge freezer, integrated dishwasher, integrated wine fridge, integrated microwave, door to storage cupboard with plumbing for washing machine and dryer, sliding door to orangery and laminate flooring.

Orangery
9'4 x 7'4 (2.84m x 2.24m)
Three UPVC double glazed windows, central heating radiator, bifold doors to rear garden and tiled flooring.

Inner Hall
5'1 x 2'2 (1.55m x 0.66m)
Doors to two bedrooms and shower room.

Bedroom One
14'10 x 9'10 (4.52m x 3.00m)
Central heating radiator, UPVC French doors to rear garden, door to en-suite and laminate flooring.

En Suite
8'9 x 2'3 (2.67m x 0.69m)
A three piece bathroom suite, dual flush WC, pedestal wash basin with mixer tap, enclosed shower with electric shower with rinse head, extractor fan, spotlights and laminate flooring.

Bedroom Two
11'10 x 10' (3.61m x 3.05m)
UPVC double glazed windows, central heating radiator and coving.

Shower Room
6'5 x 5'3 (1.96m x 1.60m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, PVC panel elevations, shaving point, illuminated mirror. spotlights and wood effect flooring.

Second Floor
Landing
10'7 x 2'11 (3.23m x 0.89m)
Door to bedroom three.

Bedroom Three
13'11 x 10'7 (4.24m x 3.23m)
Two velux windows, central heating radiator and laminate flooring.

Eves Storage One
14'1 x 5'3 (4.29m x 1.60m)

Eaves Storage Two
10'7 x 7'4 (3.23m x 2.24m)

External
Front
Large block paved driveway with space for multiple vehicles, paved path leading to front door.

Rear
Patio area, stone chipped area, summerhouse, access to garage and access to driveway.



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