



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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Southcliffe Avenue, Burnley, BB12 0HY

Offers Over £230,000

CHARMING THREE BEDROOM DETACHED BUNGALOW

Welcome to Southcliffe Avenue in Burnley, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and charm. Upon entering, you will be greeted by a deceptively spacious lounge, ideal for both relaxation and entertaining.

The country-style kitchen is a true highlight, providing a warm and inviting atmosphere for culinary enthusiasts. It is well-equipped and offers ample space for dining, making it a wonderful spot for family gatherings or casual meals. Bathed in natural light, thanks to bright sliding doors that seamlessly connect the indoor space to the beautifully landscaped gardens outside.

This bungalow features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The accessible shower room is thoughtfully designed, ensuring convenience for all residents and guests.

Outside, the property boasts meticulously maintained gardens that enhance the overall appeal, providing a tranquil space to enjoy the outdoors. The driveway and garage offer practical solutions for parking and storage, adding to the convenience of this lovely home.

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 3  1  1  D

- Detached Bungalow
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Spacious Reception Room
- Gardens To Front And Rear
- Council Tax Band: D

Ground Floor

Porch

6' x 5'8 (1.83m x 1.73m)

Composite double glazed frosted entrance door, two UPVC double glazed windows, storage cupboard and hardwood frosted door to reception room.

Reception Room

21'1 x 10'8 (6.43m x 3.25m)

UPVC double glazed window, central heating radiator, coving and wall mounted gas fire and door to inner hall.

Inner Hall

12'4 x 11'10 (3.76m x 3.61m)

Central heating radiator, smoke alarm, loft access, storage cupboard and door to kitchen, three bedrooms and shower room.

Kitchen

14'10 x 11'7 (4.52m x 3.53m)

Two UPVC double glazed windows, central heating radiator, wall and base units, marble effect worktops, under unit lighting, stainless steel sink with draining board and mixer tap, integrated double oven, four ring electric hob, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, wood clad ceiling, tiled elevation, tile effect floor and UPVC double glazed sliding door to rear.

Bedroom One

12' x 8'9 (3.66m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'1 x 8'9 (3.68m x 2.67m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 8'9 (2.67m x 2.67m)

UPVC double glazed window and central heating radiator.

Shower Room

9'3 x 5'11 (2.82m x 1.80m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin and mixer tap, direct feed shower in corner enclosure, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, bedding areas, mature shrubs and driveway leading to garage.

Rear

Paving, stone chips, storage shed and bedding areas.

Garage

16'9 x 10' (5.11m x 3.05m)

Up and over door, hardwood single glazed window, power and hardwood single glazed door to rear.



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