



Crow Wood Avenue, Burnley, BB12 OJG

Offers Over £250,000

A FANTASTIC THREE BEDROOM DETACHED BUNGALOW WITH NO CHAIN DELAY

Welcome to Crow Wood Avenue in Burnley, this charming three-bedroom detached true bungalow offers a perfect blend of comfort and modern living. The property boasts a spacious lounge, ideal for relaxation and entertaining, which flows seamlessly into a contemporary kitchen diner. This well-designed space is perfect for family meals and gatherings.

The bungalow features three generously sized bedrooms, including two doubles, ensuring ample space for family or guests. The master bedroom is particularly impressive, complete with its own en suite shower room, providing a private retreat for the homeowner. The family bathroom is also well-appointed, catering to the needs of the household.

Outside, the property is complemented by a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The driveway offers ample parking for multiple vehicles, making it convenient for families or those who enjoy hosting visitors.

This home is an excellent opportunity for anyone seeking a comfortable and practical living space in a desirable location. With its modern amenities and spacious layout, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely bungalow your new home.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 65                      | 72        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 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

- NO CHAIN DELAY
  - Three Spacious Bedrooms
  - Off Road Parking
  - Tenure - Free hold
- Detached Bungalow
  - Low Maintenance Garden
  - EPC Rating - D
- Modern Kitchen With Additional Living Room
  - Garage And Driveway
  - Council Tax Band - C

## Ground Floor

### Entrance

UPVC frosted single glazed door to hall.

### Hall

20 x 3'10 (6.10m x 1.17m)

Central heating radiator, spotlights, smoke alarm, doors to three bedrooms, bathroom, kitchen diner and reception room, wood effect laminate flooring.

### Bedroom One

11'11 x 10'9 (3.63m x 3.28m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, door to en suite.

### En Suite

7'5 x 5'1 (2.26m x 1.55m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, spotlights, extractor fan, tile elevations, tile effect lino flooring.

### Bedroom Two

12'5 x 8'5 (3.78m x 2.57m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Three

10'10 x 6'5 (3.30m x 1.96m)

UPVC double glazed window, central heating radiator, spotlights, storage cupboard.

### Bathroom

8'4 x 6'9 (2.54m x 2.06m)

UPVC frosted window, central heating radiator, tiled bath with traditional taps, electric overhead shower, vanity wash basin with traditional taps, chain pull WC, storage cupboard, coving, loft access, spotlights, tile elevations, tile effect lino flooring.

### Reception Room

14'4 x 10'10 (4.37m x 3.30m)

UPVC dg window, two UPVC frosted windows, central heating radiator, coving, gas fire.

### Kitchen Diner

17'7 x 14'8 (5.36m x 4.47m)

Two UPVC double glazed windows, central heating radiator,

gloss wall and base units, granite effect surfaces, composite one and half sink and drainer with mixer tap, four ring induction hob, electric oven, extractor hood, integrated microwave, space for fridge/freezer, coving, spotlights, wood effect lino, UPVC sliding door to rear.

### External

#### Rear

Enclosed garden, decking, stone chippings, flags, artificial grass.

#### Front

Block paving, shrubbery, laid to lawn garden, stone chippings.

### Garage



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