



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>		
(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	

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## Bowland Avenue, Burnley, BB10 4NG

### £150,000

CHARMING TWO BEDROOM QUASI SEMI DETACHED PROPERTY

Located on Bowland Avenue in Burnley, this delightful quasi semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a family home. The property boasts a beautifully landscaped garden, providing a serene outdoor space perfect for relaxation and entertaining.

Upon entering, you are welcomed into a spacious lounge that seamlessly flows into the kitchen, creating an inviting atmosphere for family gatherings and social occasions. The kitchen is complemented by a separate utility area, enhancing functionality and convenience.

The first floor features two generously sized double bedrooms, offering ample space for rest and personalisation. A modern family bathroom completes this level, ensuring comfort and practicality for everyday living.

This property is not only a lovely home but also a sound investment, situated in a desirable area with good local amenities. With its appealing features and well-thought-out layout, this house on Bowland Avenue is truly a must-see for anyone looking to make a new start in Burnley.



# Bowland Avenue, Burnley, BB10 4NG

## £150,000



- Beautifully Presented Quasi Semi Detached Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating TBC
- Two Bedrooms
  - Perfect First Home
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Spacious Gardens to Front and Rear
  - Council Tax Band A

### Ground Floor

Laid to lawn garden, paving, mature shrubbery and steps to front entrance door.

#### Entrance Hall

8'4 x 5'1 (2.54m x 1.55m)  
Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to reception room, kitchen and stairs to first floor.

#### Reception Room

15'2 x 10'6 (4.62m x 3.20m )  
UPVC double glazed window, central heating radiator, gas fire with granite surround, television point and UPVC double glazed French doors to rear.

#### Kitchen

14'10 x 8'9 (4.52m x 2.67m)  
Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, integrated oven with four ring gas hob and extractor hood, extractor fan, tiled effect lino flooring and open to utility.

#### Utility

6'11 x 5'3 (2.11m x 1.60m )  
UPVC double glazed window, plumbing for washing machine, space for fridge freezer, tiled effect lino flooring and hardwood double glazed frosted door to rear.

### First Floor

#### Landing

6'8 x 6'1 (2.03m x 1.85m)  
UPVC double glazed window, smoke detector, loft access, doors leading to two bedrooms and bathroom.

#### Bedroom One

15'2 x 10'7 (4.62m x 3.23m)  
Two UPVC double glazed windows and central heating radiator.

#### Bedroom Two

11'0 x 8'1 (3.35m x 2.46m)  
UPVC double glazed window, central heating radiator, over stairs storage and wood effect laminate flooring.

#### Bathroom

7'11 x 6'7 (2.41m x 2.01m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with traditional taps and overhead direct feed shower, fitted storage, PVC panelling to ceiling, spotlights, tiled elevations and tiled flooring.

### External

#### Rear

Enclosed garden with laid to lawn, Indian stone paving, stone chippings, mature shrubbery and shed.

#### Front



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