


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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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## Helm Close, Burnley, BB11 5JJ

£280,000

A BRILLIANT TWO BEDROOM BUNGALOW SET ON AN IMPRESSIVE PLOT IN BURNLEY

Nestled in the charming Helm Close, Burnley, this delightful two-bedroom bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed bathroom adds to the convenience of this lovely residence.

Set on an impressive plot, the bungalow features a generous garden that is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The expansive outdoor space offers potential for extension, subject to the necessary permissions, allowing you to tailor the property to your specific needs and desires.

Located in a desirable area, this home benefits from a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow offers a wonderful blend of comfort, space, and potential. Do not miss the chance to make this charming property your own.

# Helm Close, Burnley, BB11 5JJ

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 2  1  2  D

- Tenure Freehold
- On Street Parking
- Ideal Home For Downsizing
- Easy Access To Major Network Links
- Council Tax Band C
- Fitted Kitchen And Three Piece Shower Room
- Viewing Essential
- EPC Rating D
- Spacious Lounge And Conservatory
- Garden Space

## Ground Floor

### Entrance

Composite door to hall.

### Hall

Doors to reception room, two bedrooms, kitchen, shower room and storage.

### Reception Room

15'5 x 10'5 (4.70m x 3.18m)

UPVC double glazed window, central heating radiator, gas fire with granite surround, hearth and mantle, coving, two feature wall lights and double doors to the conservatory.

### Kitchen

13'5 x 9'5 (4.09m x 2.87m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, four ring gas hob, extractor hood, plumbing for washing machine, dryer, space for fridge and freezer, UPVC double glazed sliding door to rear and wood effect flooring.

### Bedroom One

12'4 x 10'5 (3.76m x 3.18m)

UPVC double glazed window, coving and central heating radiator.

### Bedroom Two

9'5 x 6'7 (2.87m x 2.01m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower with rinse head, shaving point, panelled elevation and tiled effect flooring.

### Conservatory

13'11 x 7'5 (4.24m x 2.26m)

UPVC double glazed windows and UPVC double glazed door to rear garden.

### External

Enclosed laid to lawn wrap around garden with bedding areas, mature shrubs and paving.



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