



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	81
(81-91) B		
(69-80) C		
(55-68) D		
(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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Hill Crest Avenue, Burnley, BB10 4JA

Offers Over £230,000

RECENTLY RENOVATED TWO BEDROOM TRUE BUNGALOW

Nestled on Hill Crest Avenue in Burnley, this recently renovated two-bedroom true bungalow offers a perfect blend of modern living and convenience. Ideal for a single occupant or a couple seeking the ease of single-storey living, this property boasts a thoughtfully designed layout that maximises space and comfort.

Upon entering, you will find a welcoming reception room that serves as a delightful space for relaxation or entertaining guests. The modern fitted kitchen is a highlight of the home, equipped with contemporary appliances and ample storage, making it a joy for any home cook. The shower room has also been tastefully updated, providing a fresh and stylish environment.

The bungalow is neutrally finished throughout, allowing you to easily personalise the space to your taste. With two well-proportioned bedrooms, there is plenty of room for rest and privacy.

Situated in a popular location, this property offers convenient access to the town centre, where you can enjoy a variety of amenities, shops, and local services. Additionally, the property features off-road parking and a single garage, providing practical solutions for your vehicle and storage needs.

This charming bungalow is an excellent opportunity for those looking to enjoy a comfortable and low-maintenance lifestyle in a desirable area. Don't miss the chance to make this lovely home your own.

Hill Crest Avenue, Burnley, BB10 4JA

Offers Over £230,000

 **2**  **1**  **1**  **D**

- Recently Renovated Semi Detached Bungalow
 - Contemporary Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Two Bedrooms
 - Neutrally Finished Throughout
 - Tenure Leasehold
- Three Piece Shower Room
 - Gardens to Front and Rear
 - Council Tax Band B

Kitchen

13'4 x 8'10 (4.06m x 2.69m)

Composite double glazed frosted entrance door, three UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, integrated dishwasher, spotlights, vinyl flooring, door to inner hall and UPVC double glazed door to side elevation.

Reception Room

13'9 x 13'0 (4.19m x 3.96m)

UPVC double glazed window, central heating radiator, two feature wall lights and television point.

Bedroom One

11'9 x 10'9 (3.58m x 3.28m)

UPVC double glazed window, central heating radiator, fitted storage and enclosed boiler.

Bedroom Two

9'0 x 7'8 (2.74m x 2.34m)

UPVC double glazed window and central heating radiator.

Shower Room

5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, partially tiled elevations, extractor fan, spotlights and vinyl flooring.

External

Rear

Enclosed paved garden with bedding areas and access to garage.

Front

Laid to lawn garden, bedding areas, paved driveway and access to garage.



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