

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Gainsborough Avenue, Burnley, BB11 2PD

£180,000

A WONDERFUL THREE BEDROOM SEMI DETACHED FAMILY HOME IN BURNLEY

Nestled on Gainsborough Avenue in the charming town of Burnley, this delightful semi-detached house presents an excellent opportunity for families seeking a well-finished home. With three spacious bedrooms, this property is designed to accommodate the needs of modern family life comfortably.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The well-appointed kitchen complements the living areas, providing a functional hub for culinary creations.

The property boasts a well-maintained bathroom, ensuring convenience for all family members. Each of the three bedrooms is generously sized, allowing for personalisation and comfort, making it an ideal setting for children and adults alike.

One of the standout features of this home is the expansive garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The large driveway provides off-street parking, adding to the practicality of this family residence.

In summary, this three-bedroom semi-detached house on Gainsborough Avenue is a wonderful family home, combining space, comfort, and a lovely outdoor area. It is well-suited for those looking to settle in a friendly community in Burnley. Do not miss the chance to make this charming property your own.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

# Gainsborough Avenue, Burnley, BB11 2PD

£180,000



- Three Spacious Bedrooms
- Generous Private Rear Garden
- Council Tax Band B
- Viewing Essential
- Large Driveway With Ample Off Road Parking
- Close To Local Amenities
- EPC Rating TBC
- Two Reception Rooms
- Tenure Freehold
- Ideal Family Home

## Ground Floor

### Hallway

10'10x6'0 (3.30mx1.83m)

### Reception Room One

10'7x7'10 (3.23mx2.39m)

### Reception Room Two

15'2x12'1 (4.62mx3.68m)

### Kitchen

11'11x7'2 (3.63mx2.18m)

### Utility

7'3'5'0 (2.21m'1.52m)

## First Floor

### Landing

11'11x6'1 (3.63mx1.85m)

### Bedroom One

14'3x12'1 (4.34mx3.68m)

### Bedroom Two

10'10x10'7 (3.30mx3.23m)

### Bedroom Three

11'11x8'2 (3.63mx2.49m)

### Bathroom

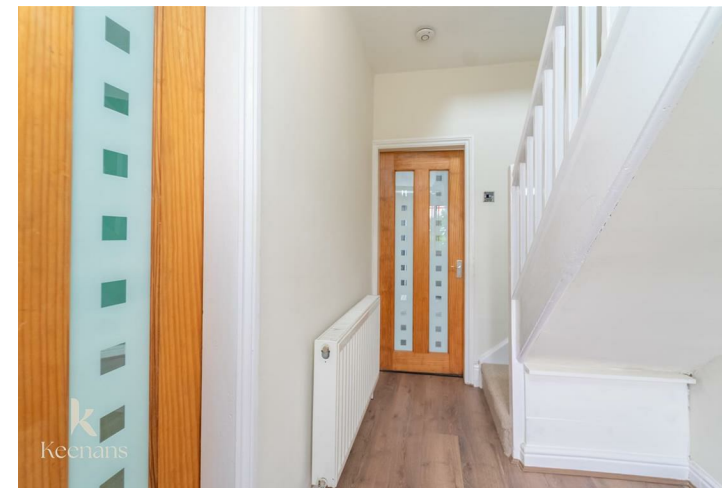
7'2x4'11 (2.18mx1.50m)

### WC

5'5x2'11 (1.65mx0.89m)

### External

Wrap around laid to lawn garden, bedding areas, mature shrubs, paved area, block paved driveway and tarmac area.



Tel: 01282469023

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)