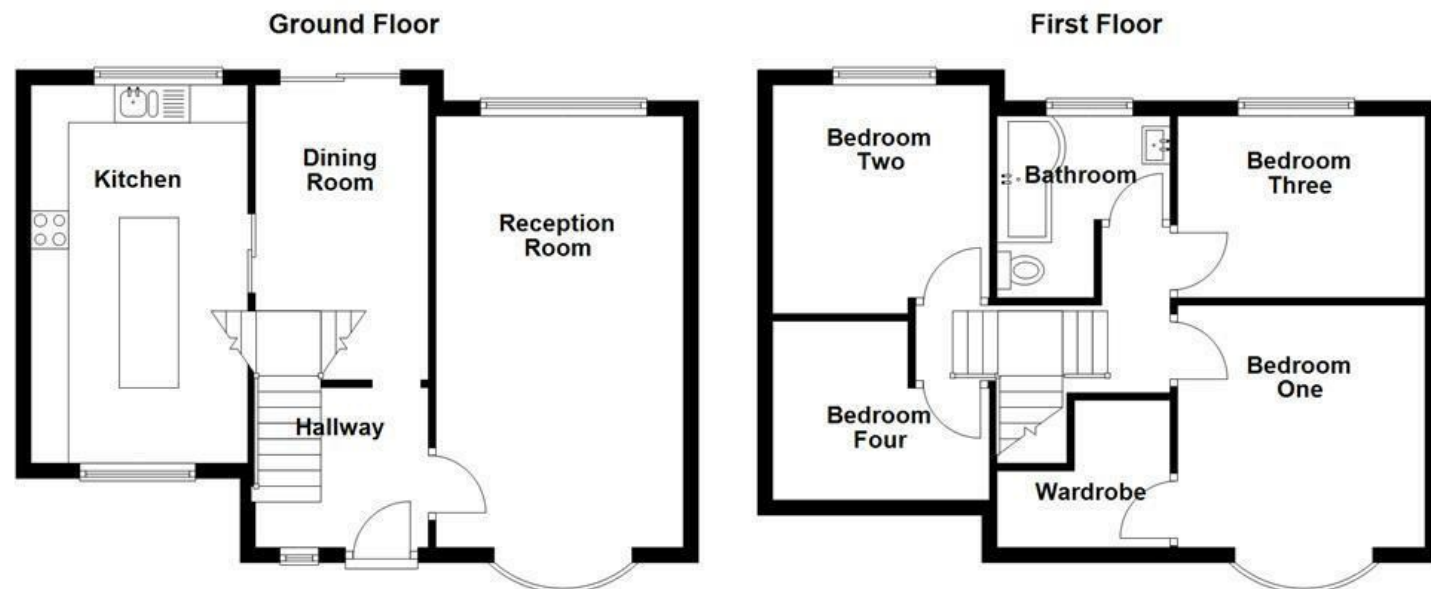




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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.

Coleshill Avenue, Burnley, BB10 4LH

£230,000

IMPRESSIVE FOUR BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this beautifully renovated four-bedroom semi-detached house located on Coleshill Avenue in Burnley. This property is a true gem, offering a perfect blend of modern living and comfort, making it an ideal family home.

As you enter, you are greeted by a spacious lounge that exudes warmth and charm, complete with a cosy fireplace that invites relaxation. The stylish decor throughout the home adds a contemporary touch, ensuring a welcoming atmosphere for both family and guests. Adjacent to the lounge, you will find a separate dining room, perfect for entertaining or enjoying family meals.

The heart of this home is undoubtedly the stunning kitchen, which boasts fitted appliances and ample space for culinary creativity. It is designed to be both functional and aesthetically pleasing, making it a joy to cook and gather in.

Upstairs, you will discover four well-proportioned bedrooms, providing plenty of space for family members or guests. The family bathroom is conveniently located on this floor, ensuring ease

Coleshill Avenue, Burnley, BB10 4LH

£230,000

4 1 2 D

- Four Spacious Bedrooms
 - Contemporary Kitchen With Fitted Appliances
 - On Street Parking
 - Tenure Leasehold
- Semi Detached Family Home
 - Stylish Walk In Wardrobe In Main Bedroom
 - EPC Rating D
- Large Rear Garden
 - Fantastic Family Home With Viewing Essential
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

7'7 x 7 (2.31m x 2.13m)

UPVC double glazed frosted window, central heating radiator, coving, dado rail, tiled flooring, doors to reception room and dining room.

Reception Room

19'2 x 10'10 (5.84m x 3.30m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, gas fire, coving, picture rail.

Dining Room

12'10 x 7'8 (3.91m x 2.34m)

Central heating radiator. coving, under stairs storage, wood effect laminate flooring, UPVC double sliding door to the rear, sliding door to the kitchen.

Kitchen

16'3 x 9'6 (4.95m x 2.90m)

UPVC double glazed window, UPVC double glazed window, panelled wall and base units, wood effect surface, tiled splash backs composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with a four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, coving, part panelled elevations, wood effect laminate flooring.

First Floor

Landing

12'9 x 5'5 (3.89m x 1.65m)

Coving, loft access, doors to four bedrooms and bathroom.

Bedroom One

10'11 x 10'10 (3.33m x 3.30m)

UPVC double glazed bay window, central heating radiator, coving, door to the walk in wardrobe.

Walk in Wardrobe

8'2 x 6'5 (2.49m x 1.96m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Two

10 x 9'11 (3.05m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'10 x 7'11 (3.30m x 2.41m)

UPVC double glazed window, central heating radiator, coving.

Bedroom Four

10 x 7'1 (3.05m x 2.16m)

UPVC double glazed window, central heating radiator.

Bathroom

7'10 x 7'9 (2.39m x 2.36m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, P shaped panelled bath with direct feed rainfall shower and rinse head, PVC panelling to the ceiling, spotlights, part tiled elevations, wood effect lino flooring.

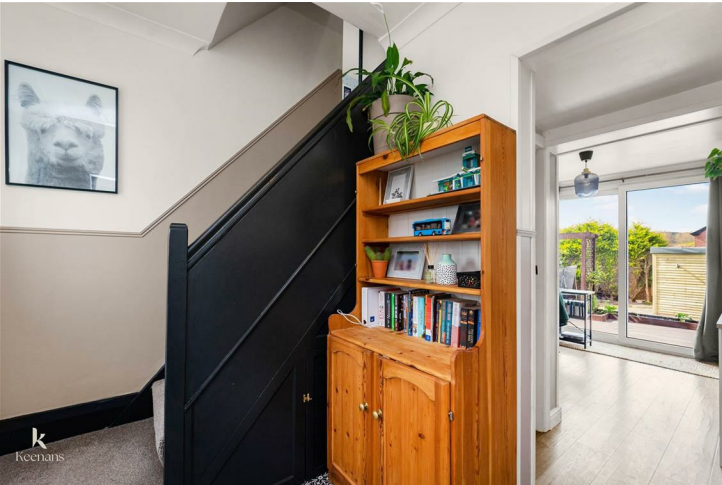
External

Rear

Enclosed laid to lawn garden with decking, stone pathway, bedding, summer house.

Front

Path with slate chippings, bedding, mature shrubs.



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