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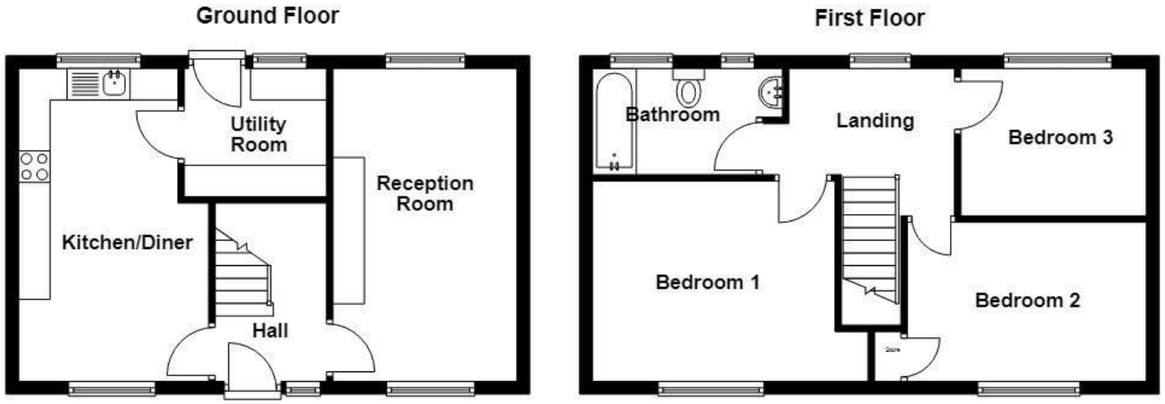

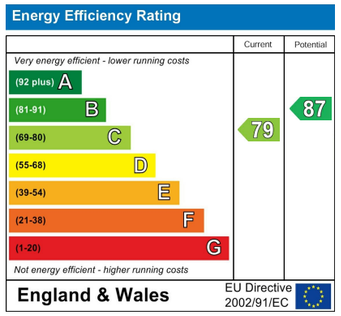

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Bowland Avenue, Burnley, BB10 4NG

Offers Over £190,000

THE PERFECT TURN KEY READY FAMILY HOME IN BURNLEY

Welcome to this charming three-bedroom family home located on Bowland Avenue in Burnley. This delightful property boasts a spacious reception room, perfect for family gatherings or entertaining guests. The house has been finished to an exceptional standard, ensuring that it is truly turn-key ready for its new owners.

One of the standout features of this home is the large front and back garden, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. The garden is a wonderful extension of the living space, ideal for summer barbecues or quiet evenings under the stars.

Situated in a fantastic location, this property offers easy access to local amenities, schools, and parks including the lovely Towneley Park only being a short walk away, making it an ideal choice for families. The surrounding area is known for its friendly community and convenient transport links, ensuring that you are well-connected to the wider region.

This three-bedroom house is not just a place to live; it is a home where memories can be made. With its modern finishes and spacious layout, it is ready for you to move in and start your new chapter. Do not miss the opportunity to view this exceptional property; it truly is a gem in Burnley.

Bowland Avenue, Burnley, BB10 4NG

Offers Over £190,000

3 1 1 C

- Three Bedroom Family Home
- Spacious Reception Room
- On Street Parking Available
- Tenure - Freehold
- Turn Key Ready Throughout
- Generous Rear Garden
- EPC Rating - C
- Finished To An Exceptional Standard
- Fantastic Burnley Location Close To Amenities
- Council Tax Band - A

Ground Floor

Hall
9'3 x 5'10 (2.82m x 1.78m)

Reception Room
16'2 x 9'7 (4.93m x 2.92m)

Kitchen Diner
16'3 x 9'11 (4.95m x 3.02m)

Utility Room
7'5 x 6'9 (2.26m x 2.06m)

First Floor

Landing
9'11 x 7'8 (3.02m x 2.34m)

Bedroom One
12'8 x 10'5 (3.86m x 3.18m)

Bedroom Two
13'3 x 8'8 (4.04m x 2.64m)

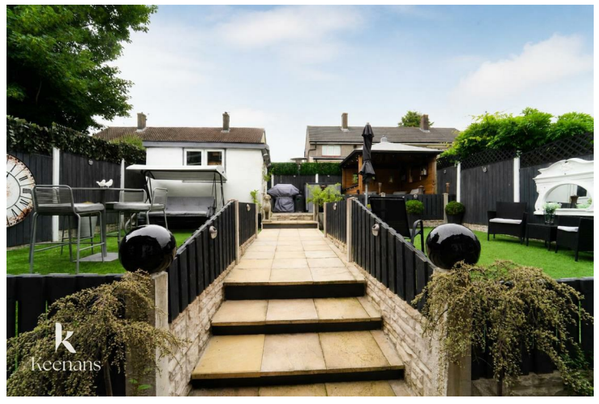
Bedroom Three
9'9 x 7'8 (2.97m x 2.34m)

Bathroom
9'8 x 6'4 (2.95m x 1.93m)

External

Front
Paved area, laid to lawn garden areas, central steps to entrance.

Rear
Paved areas, enclosed artificial grass areas, summer house, decking areas.



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