



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



## Gainsborough Avenue, Burnley, BB11 2NH

### Offers Over £190,000

THE MOST IDYLIC FAMILY HOME- NO CHAIN DELAY

Having been presented and updated beautifully throughout with a stunning open plan kitchen/living space to the rear, spacious rooms throughout and double driveway to the front, this fantastic three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Burnley. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links. The property has been presented and maintained beautifully throughout to create the most enviable family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and staircase to the first floor. The reception room boasts a stunning cast iron multi fuel burner and leads on to a spacious dining area. The dining area leads openly on to an enviable kitchen/lounge which is beautifully lit and leads out to the rear. The first floor comprises of doors on to three bedrooms and a three-piece bathroom. Externally there is a laid to lawn garden with patio and bedding areas. To the front there is a driveway.

For further information or to arrange a viewing please contact our Burnley office at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(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 2NH

Offers Over £190,000

 3  1  2  D

- Leasehold: £1.25
- Council Tax Band C
- EPC Rated D
- Ample Off Road Parking
- Spacious Rear Garden
- Three Bedrooms
- Fitted Kitchen / Lounge
- Nearby Amenities

## Ground Floor

### Porch

5'05 x 2'02 (1.65m x 0.66m )

UPVC double glazed window, tiled floor, hardwood single glazed door to hall.

### Hall

11'10 x 5'08 (3.61m x 1.73m )

Central heating radiator, wood effect floor, door to reception room one, stairs to the first floor.

### Reception Room One

14'01 x 11'06 (4.29m x 3.51m)

UPVC double glazed leaded bow window, central heating radiator, cast iron multi-fuel burner, coving, television point, wood effect floor, hardwood single glazed double doors to open plan dining area.

### Dining Area

17'05 x 10'01 (5.31m x 3.07m)

UPVC double glazed leaded window, central heating radiator, integrated shelving, smoke alarm, spotlights, integrated grey panelled base units, door to WC, open to kitchen/lounge.

### WC

9'09 x 3'00 (2.97m x 0.91m )

Electric heater, wall mounted wash basin with mixer taps, dual flush WC, tiled elevations, extractor fan, tiled floor.

### Kitchen / Lounge

16'05 x 18'01 (5.00m x 5.51m)

UPVC double glazed leaded window, four velux windows, central heating radiator, television point, grey panelled wall and base units, hardwood surfaces, tiled splash backs, ceramic Belfast sink with mixer taps, space for fridge/freezer, washing machine, dryer, integrated counter island, spotlights, wood effect floor, UPVC double glazed patio doors to rear.

## First Floor

### Landing

6'10 x 6'03 (2.08m x 1.91m )

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

## Bedroom One

11'11 x 11'02 (3.63m x 3.40m )

UPVC double glazed window, central heating radiator, fitted wardrobes.

## Bedroom Two

11'02 x 10'02 (3.40m x 3.10m )

UPVC double glazed window, central heating radiator.

## Bedroom Three

8'11 x 6'03 (2.72m x 1.91m )

UPVC double glazed window, central heating radiator.

## Bathroom

6'03 x 6'00 (1.91m x 1.83m )

UPVC double glazed frosted window, central heating towel rail, P-shaped panel bath with direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, PVC panel elevations to the ceiling, tile effect lino floor.

## Externally

Laid to lawn patio and bedding.



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