

## Coniston Avenue, Burnley, BB12 8PE

**£150,000**

TWO BEDROOM END TERRACE PROPERTY IN THE HEART OF PADIHAM

Situated on Coniston Avenue in the charming town of Padiham, Burnley, this delightful end terrace house offers a wonderful opportunity for both first-time buyers and families alike. Set on a generous corner plot, the property boasts a garage and a driveway, providing ample parking space and convenience.

Inside, you will find two spacious double bedrooms, perfect for restful nights and personal retreats. The modern kitchen is equipped with fitted appliances, making it a joy for any home cook to prepare meals and entertain guests. The bathroom is well-appointed, ensuring comfort and functionality for daily routines.

The expansive lounge is a highlight of the home, offering a bright and airy space for relaxation and social gatherings. With its wrap-around garden, this property provides an excellent outdoor area for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air on sunny days.

This home combines modern living with the charm of a well-established neighbourhood, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the chance to make this lovely property your own.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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.

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 2  1  1  C

- Tenure Freehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking
- Two Generously Sized Bedrooms
- Fitted Kitchen And Three Piece Shower Room
- Ideal First Time Buy Or Home For A Small Family
- Viewing Essential
- Abundance Of Indoor And Outdoor Space
- Easy Access To Major Network Links

## Ground Floor

### Entrance Hall

8'11 x 3'6 (2.72m x 1.07m)

### Reception Room

15'4 x 12' (4.67m x 3.66m)

### Kitchen

14'11 x 11'1 (4.55m x 3.38m)

### Utility

5'9 x 2'7 (1.75m x 0.79m)

## First Floor

### Landing

6' x 5'6 (1.83m x 1.68m)

### Bedroom One

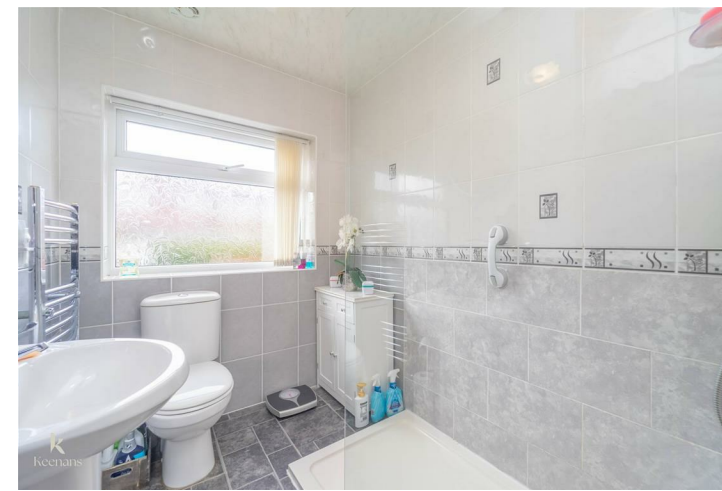
15'1 x 12'2 (4.60m x 3.71m)

### Bedroom Two

10'11 x 9'4 (3.33m x 2.84m)

### Shower Room

7'8 x 5'5 (2.34m x 1.65m)



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