















Longworth Avenue, Burnley,
Lancashire, BB10

Guide Price: £115,000 To be advised

Reeds Rains

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The Property Ombudsman

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Council Tax Band: B
EPC Rating: TBC

Situated in the popular Brunshaw area, this three-bedroom dormer bungalow offers an excellent opportunity for buyers looking for a property with plenty of potential to add their own style and make it their own.
The property is in need of some cosmetic modernisation but offers well-proportioned accommodation and attractive outdoor space, with gardens to both the front and rear.
Externally, the property benefits from a garage, providing useful additional storage or parking, while the...

GROUND FLOOR

Hallway
Gas central heating radiator, storge cupboards housing meters.

Lounge
12'10" x 11'5" (3.9m x 3.48m)
Spacious lounge with Upvc double glazed window to the front aspect, gas central heating radiator, Tv point, surround housing coal effect gas fire.

Kitchen
7'7" x 11'8" (2.3m x 3.56m)
Fitted with a range of wall and base units with contrasting work surfaces, space for cooker, washing machine and fridge freezer, Upvc double glazed window to the rear aspect, door leading out on to rear garden.

Bedroom One
8'2" x 11'8" (2.5m x 3.56m)
Upvc double glazed window, gas central heating radiator.

Bathroom
Panelled bath with shower over and screen, pedestal wash hand basin, WC, gas central heating radiator, Upvc double glazed window, part tiled elevations.

FIRST FLOOR

Bedroom Two
9' x 11'10" (2.74m x 3.6m)
Upvc double glazed window, gas central heating radiator, storage into eaves.

Bedroom Three
8'10" x 8'6" (2.7m x 2.6m)
Upvc double glazed window, gas central heating radiator.

External
The front of the property is accessed via a gate with steps leading to the front entrance, there is a well established garden with mature shrubs and flower beds. At the rear is a delightful private garden with mature shrubs and seating area. There is a garage on the same block with up and over door which is ideal for storage.

Garage
Situated on the same block with up and over door makes this an ideal storage unit.

Council tax band B

Tenure Freehold

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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