



Crow Wood Avenue, Burnley, BB12 OJG

£230,000

STUNNING TWO BEDROOM SEMI DETACHED TRUE BUNGALOW READY TO MOVE INTO!

Situated on Crow Wood Avenue in Burnley, this charming two-bedroom semi-detached true bungalow has been fully renovated to an exceptional standard. As you enter, you are greeted by a bright hallway adorned with elegant oak skirtings and doors, setting the tone for the rest of the home. The cosy lounge is a delightful space, featuring a multifuel fire that adds warmth and character, perfect for relaxing evenings. The modern kitchen is a chef's dream, boasting quartz surfaces and high-end fitted appliances that combine style with functionality, making it ideal for both cooking and entertaining. This property offers two spacious bedrooms, one of which is fitted with wardrobes, providing ample storage space. The luxurious four-piece bathroom is a standout feature, showcasing exquisite Laura Ashley tiles and a free-standing bath, creating a serene retreat for relaxation. Outside, the lovely large garden presents a wonderful opportunity for outdoor enjoyment, whether it be gardening, entertaining, or simply unwinding in the fresh air. Additionally, the driveway provides convenient off-road parking, ensuring ease of access. This bungalow is a perfect blend of modern living and comfort, making it an ideal choice for those seeking a peaceful yet stylish home in Burnley. Don't miss the chance to make this exquisite property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi Detached Bungalow
 - Spacious Reception Room
 - Off Road Parking
 - EPC Rating D
- Two Bedrooms
 - Four Piece Bathroom Suite
 - Freehold
- Contemporary Fitted Kitchen
 - Generous Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hallway

16' x 4'3 (4.88m x 1.30m)

Composite entrance door, central heating radiator, spotlights, smoke alarm and doors to two bedrooms, bathroom, reception room and kitchen.

Reception Room

14'6 x 11' (4.42m x 3.35m)

Three UPVC double glazed windows, central heating radiator, multifuel burning stove and coving.

Kitchen

15'1 x 10'6 (4.60m x 3.20m)

Central heating radiator, spotlights, loft access, range of high gloss wall and base units with quartz surfaces, centre island, inset sink with mixer tap, Neff oven and microwave in a high rise unit, integrated fridge freezer, wine cooler, dishwasher and washing machine, tiled flooring and UPVC double glazed French doors to the rear.

Bedroom One

12'5 x 11'5 (3.78m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15' x 7'10 (4.57m x 2.39m)

UPVC double glazed window, upright central heating radiator, fitted wardrobes and spotlights.

Bathroom

10'8 x 6'4 (3.25m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, part freestanding bath, direct feed shower unit, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tiled flooring.

External

Front

Laid to lawn garden and paved driveway providing off road parking.

Rear

Paved area with steps up to a laid to lawn garden with planted beds and decked area.



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