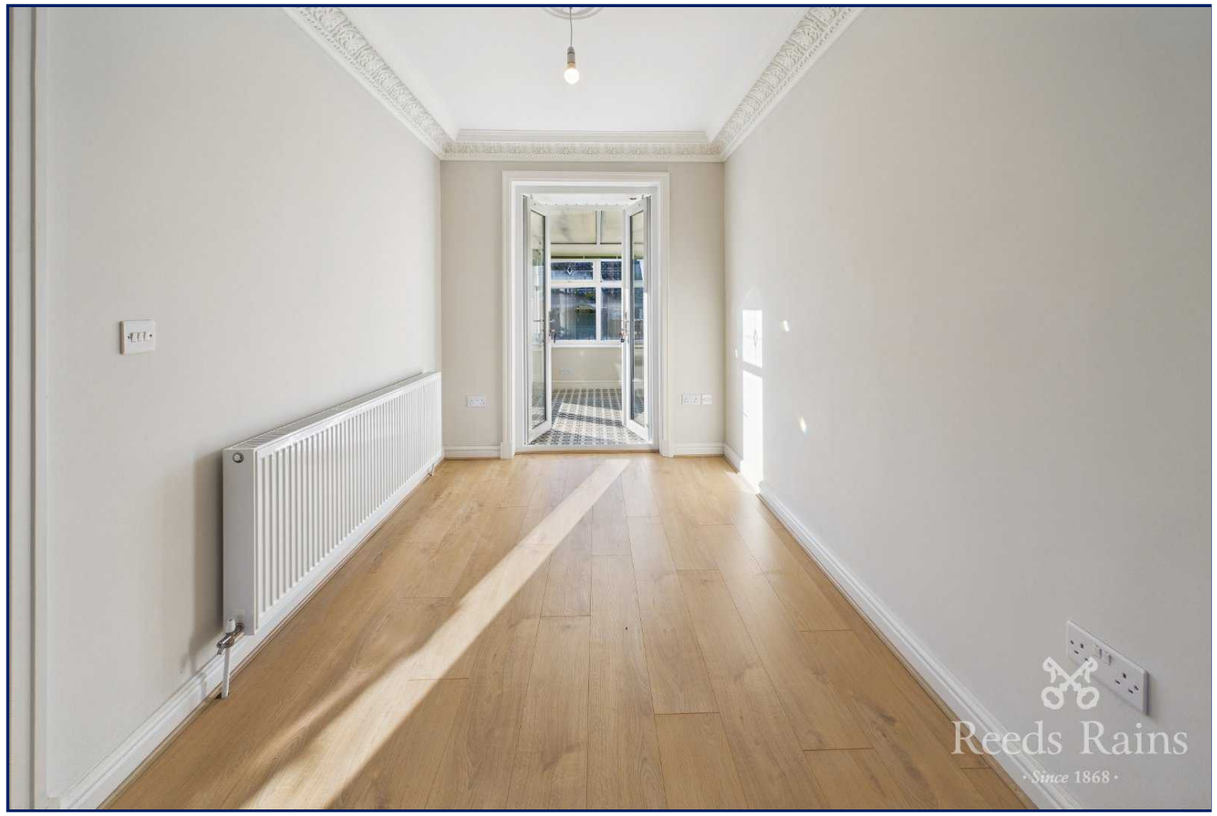
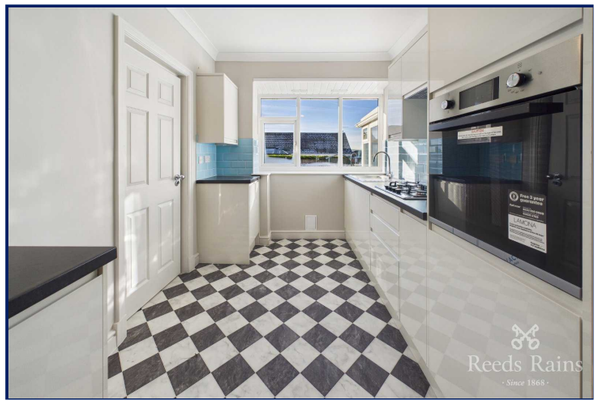




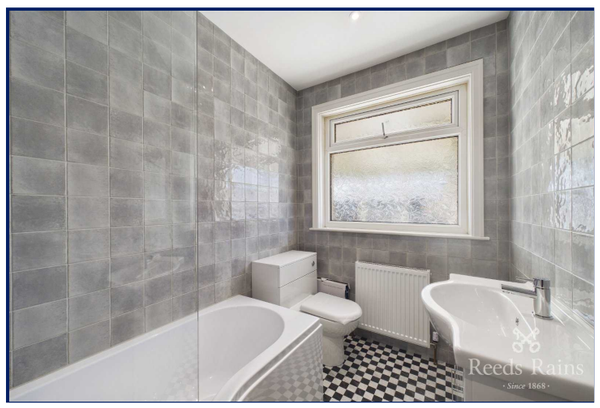












Goldfield Avenue, Burnley,
Lancashire, BB10

Asking Price: £330,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Goldfield Avenue, Burnley, Lancashire, BB10

Asking Price: £330,000 Freehold

Council Tax Band:
EPC Rating: TBC

Situated in the highly sought-after village of Worsthorne, this beautifully renovated two-bedroom detached bungalow offers stylish, ready-to-move-into accommodation, finished to a high standard throughout. The property has undergone an extensive programme of improvements, including a full rewire, brand-new kitchen and bathroom, replastering, new flooring and tasteful redecoration, creating a fresh and contemporary feel. The accommodation briefly comprises two well-proportioned bedrooms, two...

Hallway
Gas central heating radiator, laminate flooring, loft access with drop down ladder and lighting.

Lounge dining room
16' x 23'7" (4.88m x 7.2m)
Spacious L shaped lounge diner with Upvc double glazed window to the front aspect, gas central heating radiators, surround housing electric fire, coving to ceiling, laminate flooring. Upvc double glazed French doors leading out into the conservatory. Access door to kitchen.

Conservatory
8'10" x 10'5" (2.7m x 3.18m)
Upvc in construction with dwarf wall, gas central heating radiator, door leading out to the rear garden.

Kitchen
12'6" x 7'10" (3.8m x 2.4m)
Newly fitted with a modern range of wall and base units and contrasting work surfaces and complimentary tiled splash backs, integrated electric oven and gas hob with extractor hood, space for fridge freezer, gas central heating radiator, coving to ceiling, door to inner hallway.

Inner hallway
Upvc doors to the front and rear, access door to garage.

Bedroom One
11'10" x 11'11" (3.6m x 3.63m)
Upvc double glazed window, gas central heating radiator, fitted wardrobes, coving to ceiling with centre ceiling rose.

Bedroom two
11'5" x 10'4" (3.48m x 3.15m)
Upvc double glazed window, gas central heating radiator.

Bathroom
Newly fitted suite consisting of; panelled bath with shower over and scree, WC, vanity unit housing wash hand basin, tiled elevations, gas central heating radiator, Upvc double glazed window.

Garage
Remote control door with power and lighting, plumbed for washing machine, Upvc double glazed windows, gas central heating radiator.

External
To the front is a block paved driveway with ample parking and access to garage, mature shrubs and flower beds. At the rear is a blocked paved patio and decked seating area and artificial grass lawn with mature shrubs and flower beds, there is also a shed and access to garage.

Council tax band D

Tenure Freehold

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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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.



Other important information which you will need to know about this property can be found at reedsrains.co.uk