



Falcon & Foxglove

172 Sycamore Avenue, Burnley BB12 6AS



A fantastic opportunity to modernise this three bedroom semi-detached property in this popular location. Briefly comprising of a spacious lounge, dining room, conservatory, kitchen, three bedrooms and bathroom. The property also benefits from large gardens, private drive, garage and double glazing.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Three Bedrooms**
- **Spacious Lounge**
- **Dining Room**
- **Conservatory**
- **Kitchen**
- **Large Gardens**
- **Large Private Drive & Garage**
- **Freehold**
- **Council Tax Band B**
- **EPC Rating E**

£159,950



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

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Entrance Porch

Entrance Hall

3.17m x 2.13m (10ft 4" x 6ft 11")

Carpeted flooring

Electric radiator

Lounge

4.42m x 3.17m (14ft 5" x 10ft 4")

Double glazed window to the rear of the property

Carpeted flooring

Tiled fireplace with gas fire

TV point



Dining Room

3.73m x 3.08m (12ft 3" x 10ft 1")

Carpeted flooring

Marble fireplace with gas fire

Conservatory

5.80m x 2.75m (19ft 0" x 9ft 0")

UPVC Construction with dwarf wall

Wall lights

Vinyl flooring



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Kitchen**3.07m x 2.88m (10ft 0" x 9ft 5")**

Double glazed window to the front of the property

Wall and base units

Full bowl stainless steel sink unit

Laminate work surfaces

Gas cooker

Tiling in splash back areas

Pantry cupboard

Landing**2.39m x 2.29m (7ft 10" x 7ft 6")**

Double glazed window to the front of the property

Carpeted flooring

Gas wall heater

Bedroom One**4.26m x 3.25m (13ft 11" x 10ft 7")**

Double glazed window to the rear of the property

Carpeted flooring

Built in cupboards

Bedroom Two**3.53m x 3.04m (11ft 7" x 9ft 11")**

Double glazed window to the rear of the property

Carpeted flooring

Built in cupboards

Bedroom Three**3.03m x 2.11m (9ft 11" x 6ft 11")**

Double glazed window to the front of the property

Carpeted flooring



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Bathroom

1.65m x 1.44m (5ft 5" x 4ft 8")

Double glazed frosted window to the side of the property

Panelled bath with electric shower over

Vanity unit with hand wash basin

Toilet

1.62m x 0.73m (5ft 3" x 2ft 4")

Double glazed frosted window to the side of the property

Low level w.c.

Rear Garden



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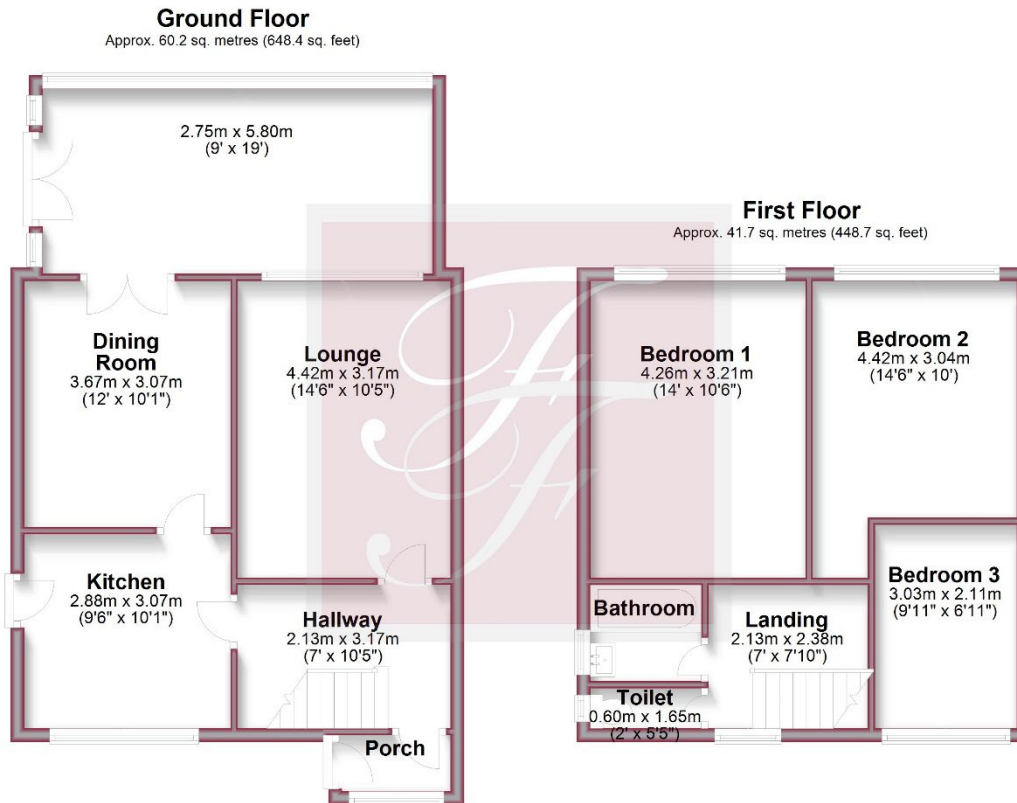




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Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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