



42 Westbourne Avenue

Burnley

Offers in the Region of: £215,000



**Pendle Hill
Properties**



42 Westbourne Avenue, Burnley
£215,000 Offers in the
Region of

A recently modernised three-bedroom semi-detached property close to local amenities and major transport links briefly comprises a lounge, dining room, kitchen, conservatory, three bedrooms, bathroom, wc, rear garden, driveway, and a garage.



LOUNGE

A spacious lounge boasting a stunning double-glazed bay window overlooking the front of the property briefly comprises a central gas fireplace with quartz surround, carpeted flooring, radiator, and wall light points.

KITCHEN

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob with overhead extractor, oven, and grill, integrated fridge, and dishwasher, stainless steel sink with mixer tap, radiators, laminate flooring, ceiling spotlights, fitted dining area, and a double-glazed window to the side, and rear, and providing access to the conservatory.

DINING ROOM

The separate dining room with another stunning bay window briefly comprises a decorate brick fireplace, carpeted flooring, radiators, and ceiling light point.

CONSERVATORY

Located to the rear of the property briefly comprises double-glazed windows overlooking the garden, laminate flooring, and a upvc door to the rear.

BEDROOM ONE

A spacious double bedroom located on the first floor with a large double-glazed bay window overlooking the front of the property briefly comprises integrated wardrobes, carpeted flooring, radiator, and ceiling light point.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprising a bath with shower attachment, storage basin sink, radiator, vinyl flooring, tiled walls, wall light points, and a stained glass frosted window.

The separate WC briefly comprises a low-level wc, vinyl flooring, ceiling light point, and a frosted window.

BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

EXTERNAL

The front of the property boasts a driveway for off road parking, a front garden, and access to the garage.

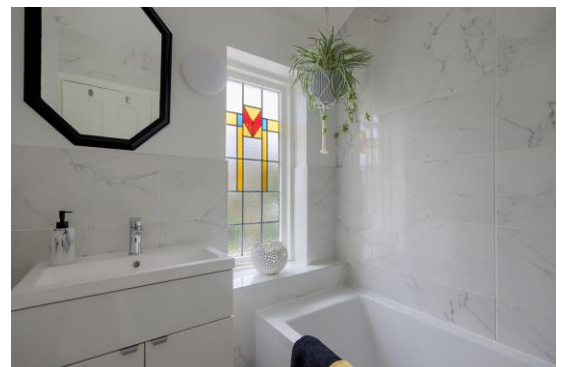
To the rear is a private fenced in lawn filled garden boasting multiple patio areas, and mature shrub borders.

ADDITIONAL INFORMATION

Tenure = Freehold

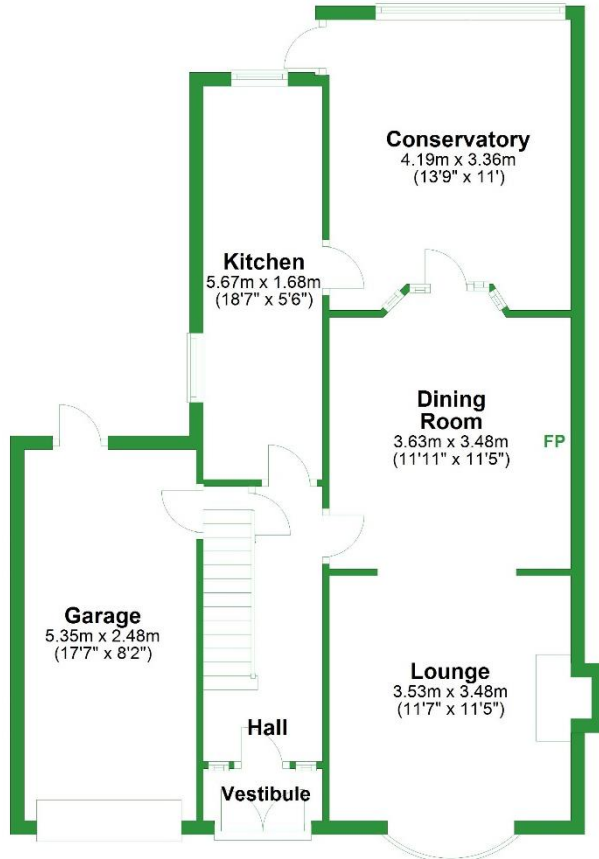
Council Tax Band = C

The garage boasts both water and electric.



Ground Floor

Approx. 73.3 sq. metres (788.8 sq. feet)



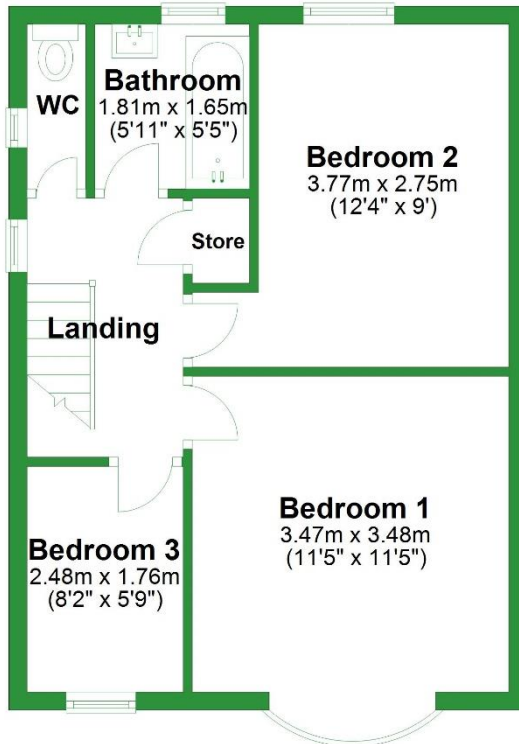
Total area: approx. 113.2 sq. metres (1218.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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