



Falcon & Foxglove

90 Middlesex Avenue, Burnley BB12 6AB



For sale is this well presented two bedroom semi-detached property in this popular area of town. Briefly consisting of a spacious lounge, kitchen diner, garden/sun room, two bedrooms, attic playroom with loft ladder and family bathroom. The property also benefits from double glazing, gas central heating, detached garage, private parking, front & rear gardens.

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.

- Two Bedrooms
- Spacious Lounge
- Kitchen Diner
- Garden / Sun Room
- Attic Play Room
- Private Parking & Garage
- Front & Rear Gardens
- Council Tax Band B
- Freehold
- EPC Rating D

No Chain £149,950



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

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Entrance Porch

Lounge

4.42m x 3.81m (14ft 5" x 12ft 5")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

TV & telephone



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Kitchen Diner
4.42m x 3.10m (14ft 6" x 10ft 2")

Double glazed frosted window to the side of the property

Fitted wall and base units

Laminate work surfaces

Full bowl stainless steel sink unit

Tiling in splash back areas

Integrated double electric oven and five ring gas hob with cooked hood over

Integral dishwasher

Integrated fridge and freezer

Central heating radiator

Plumbing for automatic washing machine

Telephone point

Carpet and vinyl flooring



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Garden / Sun Room
4.23m x 2.12m (13ft 10" x 6ft 11")

Double glazed windows to the rear of the property

Carpeted flooring

Central heating radiator



Landing

Loft ladder leading to attic play room with Velux window

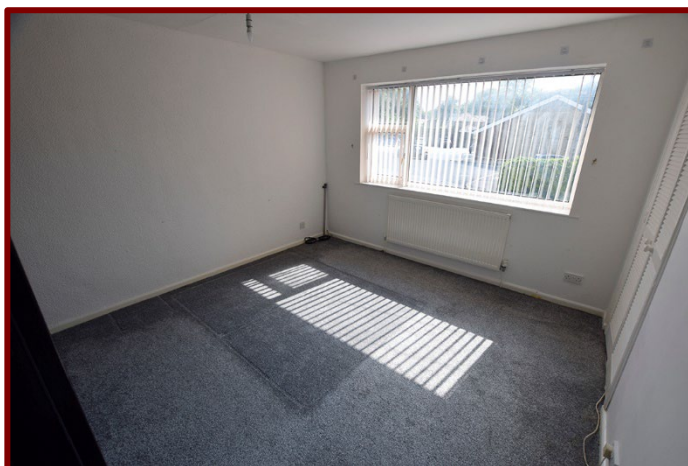
Bedroom One
3.82m x 3.44m (12ft 6" x 11ft 3")

Double glazed window to the front of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



Bedroom Two
3.11m x 2.30m (10ft 2" x 7ft 6")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

TV point



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Bathroom

2.15m x 2.02m (7ft 0" x 6ft 7")

Double glazed frosted window to the rear of the property

Panelled bath with thermostatic shower over

Tiled walls

Towel radiator

Laminate wood flooring



Rear Garden



Detached Garage

Up and over door

Power and lighting



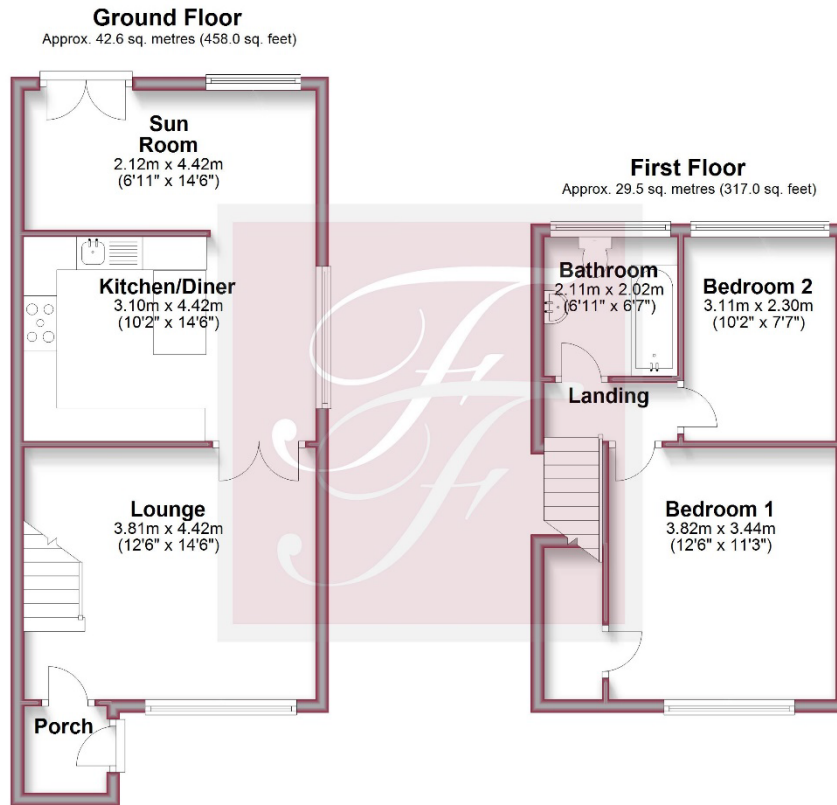
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Please note: Plans are to show room locations only and are not to scale

NOTES:

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

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