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5 Chiltern Avenue, Burnley  
£160,000





## 5 Chiltern Avenue

Burnley, Burnley

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Private garden
- Off-road parking
- Garage
- Modern kitchen with integrated appliances
- Two spacious reception rooms
- Bay windows
- Fireplaces in living and dining rooms
- Ample natural light throughout
- Well-maintained front garden
- Outdoor seating area





### Kitchen

This bright and stylish kitchen boasts generous natural light through a large UPVC double glazed window, laminate flooring, wooden worktops, integrated electric hob and gas oven, an overhead extractor fan, sleek cabinetry, and a distinctive circular window that adds architectural character.

### Dining Room

This well-proportioned dining room benefits from generous natural light, UPVC double glazed window, large radiator, classic architectural details, and a charming alcove feature that adds character to the space.

### Lounge

This inviting lounge is enhanced by a large UPVC bay window, soft natural light, fitted radiators, fitted carpets and a well-balanced layout that highlights the room's generous proportions. A stone surround fireplace adds extra character to this welcoming space.

### Bedroom 1

This spacious master bedroom features a large UPVC double glazed window that fills the room with natural light, complemented by neutral tones, a fitted radiator, fitted carpets and a practical layout ideal for relaxation.

### Bedroom 2

This second bedroom offers a bright and tranquil retreat with soft pastel tones, a generous uPVC double glazed window, a ceiling light point and a calming neutral finish throughout.

### Bathroom

5' 8" x 7' 10" (1.73m x 2.40m)

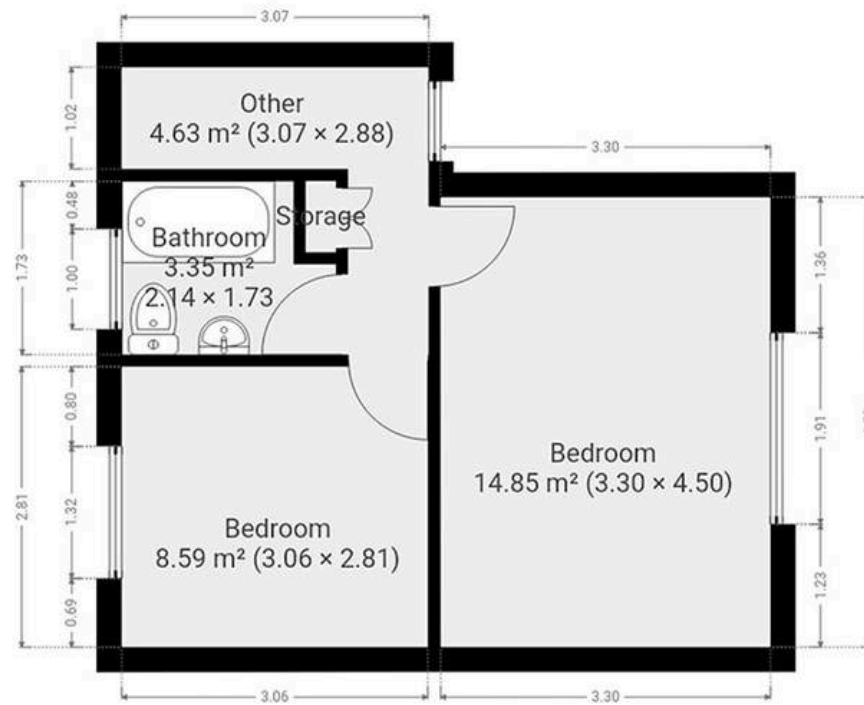
The bathroom is well-appointed with classic blue and white tiling, a frosted window for privacy, a bath with twin taps, a vanity sink, a push button toilet and a clean, functional layout.











Total Property Area: approx - 91.5 Sq Meters (984.9 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details area guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error.



#### **GARDEN**

The garden boasts a well-maintained layout with vibrant planting beds, a greenhouse, and a spacious lawn bordered by mature greenery

#### **GARAGE**

Double Garage

Detached double garage located at the side of the property.

#### **DRIVEWAY**

5 Parking Spaces







## Fardella & Bell Estate Agents

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