



82 Cardigan Avenue, Burnley, Lancashire
BB12 6AU



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! Occupying a sizeable corner position this two bedroom end of mews property is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: one welcoming reception room, a modern fitted kitchen, two first floor double bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a generous side garden offering any incoming owner the potential to enlarge the property from its original layout, as well as an enclosed garden to the rear. Early viewing is a must!

FEATURES

- Offered for sale with no onward chain
- Occupying a sizeable corner position
- End of mews property
- One welcoming reception room
- Modern fitted kitchen
- Two first floor double bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Generous side garden offering scope for extension
- Enclosed rear garden
- Council Tax Band A
- EPC - TBC
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Sitting Room

Kitchen

First Floor

Bedroom One

Bedroom Two

Modern Bathroom Suite

Outside

Garden

Further Information

Further Information

The property is on a freehold title.

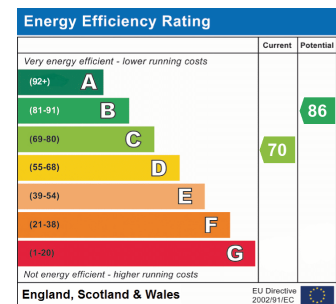
The property is located in an area considered low risk for surface water flooding.

Mobile and broadband services are offered by a number of providers and ultrafast is available.

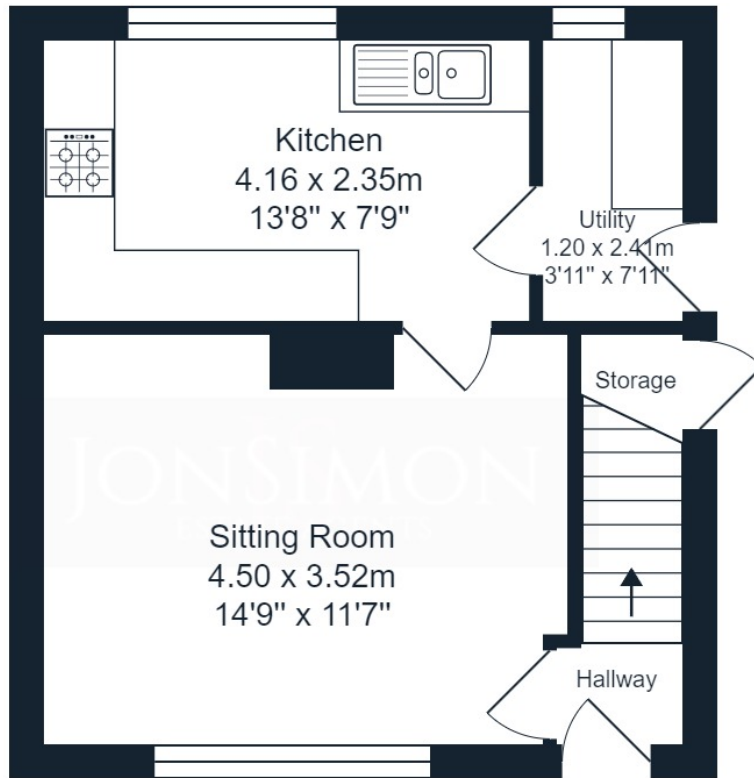
The property is a 'Wimpey no fines' style of construction and some lenders may consider it to be non traditional.

Council Tax Band A

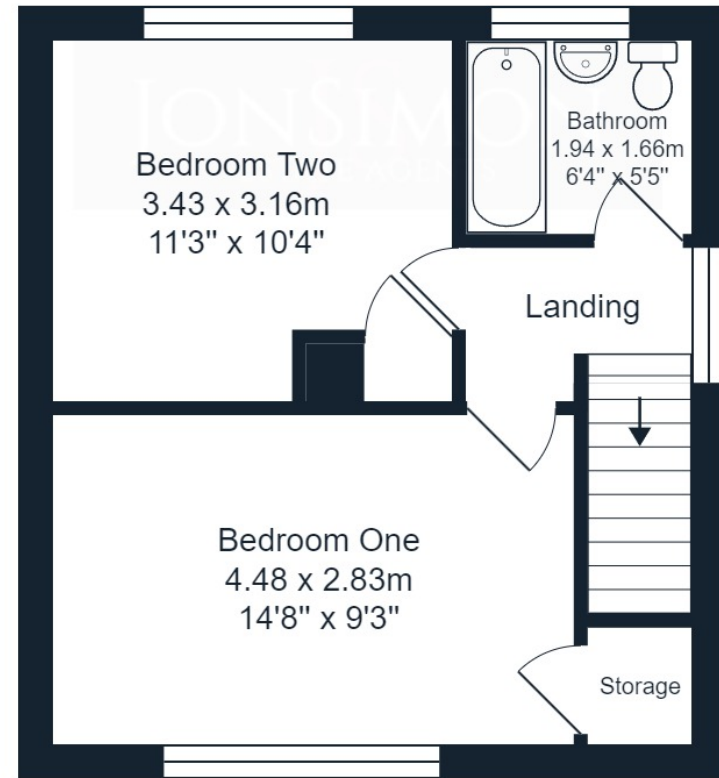
EPC - TBC



FLOORPLAN



GROUND FLOOR



FIRST FLOOR

Cardigan Avenue, Burnley

Total Area: 66.4 m² ... 715 ft²

All measurements are approximate and for display purposes only.

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ESTATE AGENTS

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