



112 Richmond Avenue, Burnley,  
Lancashire BB10 4JL



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This true bungalow is found on the ever popular Richmond Avenue, and boasts impressive long distance views to the rear. The accommodation has been tastefully refurbished throughout and now boasts: one generous reception room, an eye catching fitted kitchen, two well proportioned bedrooms, a brand new three piece bathroom suite with shower over, and a conservatory to the rear. The property boasts well maintained gardens to the front and rear with the rear garden being paved for ease of maintenance and having a raised decking area immediately adjoining the rear of the property. A driveway can be found to the side of the property and provides ample off road parking before leading to a detached garage. Council Tax Band C. EPC - E. Early viewing is considered a must!

## FEATURES

- Offered for sale with onward chain
- True bungalow found on the ever popular Richmond Avenue
- Impressive long distance views to the rear
- Having just undergone a complete scheme of refurbishment
- One generous reception room
- Eye catching modern fitted kitchen
- Two generous double bedrooms
- Modern three piece bathroom
- Brand new three piece bathroom suite
- Raised decking area immediately adjoining the rear of the property
- Well maintained gardens to the front and rear
- Driveway providing ample off road parking
- Detached garage
- EPC - E
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

4.88m x 3.55m (16' 0" x 11' 8")

#### Kitchen

2.59m x 2.16m (8' 6" x 7' 1")

#### Bedroom One

3.83m x 3.35m (12' 7" x 11' 0")

#### Bedroom Two

2.67m x 2.74m (8' 9" x 9' 0")

#### Conservatory

a Upvc double glazed conservatory with door leading into the rear garden.

#### Modern Three Piece Bathroom

### Outside

#### Garden

to the front and rear of the property are well maintained gardens with the rear garden being paved for ease of maintenance. There is a driveway providing ample off road parking and leading to a detached garage.

### Additional Information

#### Information

According to ofcom, there are download speeds available at 1000mbps and upload at 900mbps.

ofcom also advise a number of mobile providers cover the property.

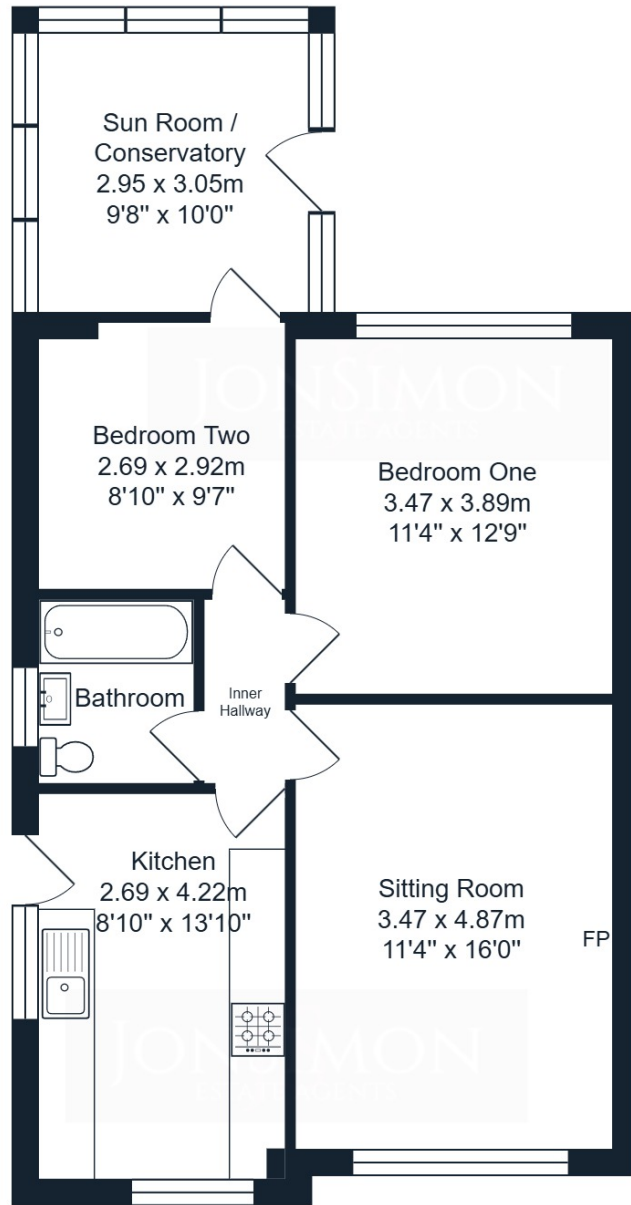
According to .gov the tenure of the property is freehold.

The area is also considered a low risk flood area for surface water.



| Energy Efficiency Rating                           |          | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |         |           |
| (92+)  | <b>A</b> |         |           |
| (81-91)  | <b>B</b> |         | 81        |
| (69-80)  | <b>C</b> |         |           |
| (55-68)  | <b>D</b> | 61      |           |
| (39-54)  | <b>E</b> |         |           |
| (21-38)  | <b>F</b> |         |           |
| (1-20)   | <b>G</b> |         |           |
| <i>Not energy efficient - higher running costs</i> |          |         |           |
| England, Scotland & Wales                          |          |         |           |
| EU Directive 2002/91/EC                            |          |         |           |

# FLOORPLAN



**JON SIMON**  
ESTATE AGENTS

## Richmond Avenue Burnley

Total Area: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.