



192 Brunshaw Avenue, Burnley,  
Lancashire BB10 4NQ



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This well proportioned two bedroom end of mews property is located on the popular Brunshaw Avenue, a short walk from the Brunshaw Road shops, and Pike Hill bus routes. The accommodation comprises of: one welcoming 'sunshine' reception room, a fitted kitchen, two double bedrooms to the first floor and a three piece wet room. The property is warmed by gas centra heating and is Upvc double glazed throughout. There is a private garden to the rear. EPC - D. Council Tax Band - A. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain - vacant possession
- Well proportioned accommodation on offer
- Located on the popular Brunshaw Avenue, a short walk from the Pike Hill shops
- One welcoming 'sunshine' reception room
- Fitted kitchen
- Two first floor double bedrooms
- Three piece wet room/shower room
- Private garden to the rear
- Upvc double glazed throughout
- EPC - D
- Council Tax Band A
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

#### Sitting Room

6m x 3.8m (19' 8" x 12' 6")

#### Kitchen

3.8m x 3.2m (12' 6" x 10' 6")

### First Floor

#### Bedroom One

4.6m x 2.8m (15' 1" x 9' 2")

#### Bedroom Two

3.6m x 3.4m (11' 10" x 11' 2")

#### Wet Room/Shower Room

### Outside

#### Garden

### Further Information

#### Further Information

The property is on a freehold title.

Council Tax Band A

Mobile and broadband services are provided by a number of companies and ultrafast is available.

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

EPC - D

