



## 23 Bramley Avenue, Burnley, Lancashire. BB12 0HU

- Offered for sale with no onward chain - vacant possession
- Refurbished at the expense of the local authority
- Immaculately presented throughout
- One large welcoming reception room
- Brand new fitted dining kitchen
- Two double bedrooms
- Brand new three piece bathroom suite
- Warmed by gas central heating - ran from a brand new combination boiler
- Upvc double glazed throughout
- Low maintenance gardens to the front and rear
- Ample off road parking and leading to a detached garage
- EPC - TBC
- Council Tax Band - C
- Early viewing a must!



## PROPERTY DESCRIPTION

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!! Offered for sale with no onward chain !! Refurbished at the expense of the local authority this immaculately presented two bedroom semi detached bungalow is sure to catch the eye of anyone looking to downsize. The property has just undergone a considerable refurbishment and boasts accommodation comprising of: one welcoming reception room, an eye catching dining kitchen, two double bedrooms, and a brand new three piece bathroom suite. The property is warmed by gas central heating - ran from a brand new combination boiler, and is Upvc double glazed throughout. There is ample off road parking in the form of a driveway and leading to a detached garage. Low maintenance gardens to the front and rear. EPC - TBC. Solar panels installed. Council Tax Band - C. Early viewing is considered a must!!



## ROOM DESCRIPTIONS

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### Ground Floor

Entrance Hallway

Sitting Room

Dining Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Gardens

Detached Garage

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of a 999 year lease remaining.

Council Tax Band - C.

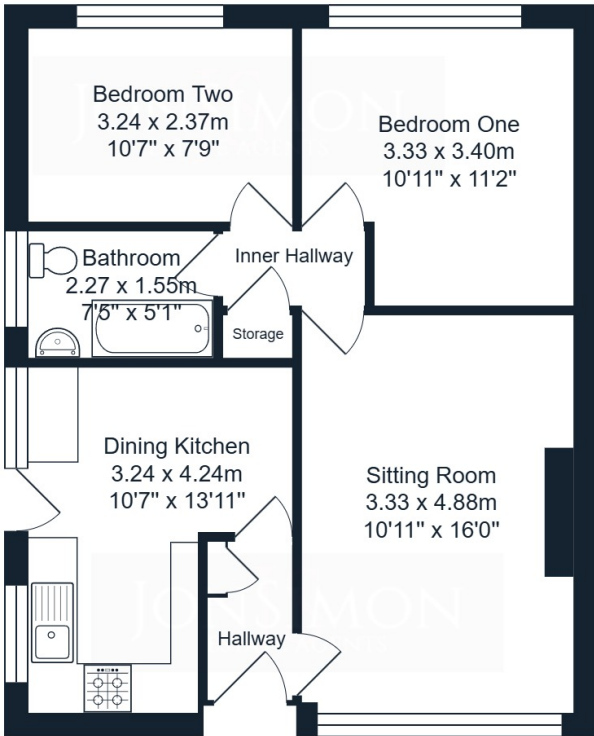
The property is located in an area considered low risk for surface water flooding.

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

EPC - TBC



# FLOORPLAN & EPC



**JON SIMON**  
ESTATE AGENTS

**Bramley Avenue**  
Burnley BB12 0HU

Total Area: 56.0 m<sup>2</sup> ... 602 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	100	100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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