



17 Standenhall Drive, Burnley, Lancashire. BB10 2EF

- Offered for sale with vacant possession
- Semi detached bungalow
- Prominent elevated position
- In need of some cosmetic updating
- One welcoming reception room
- Modern fitted kitchen
- Two generous double bedrooms
- Four piece bathroom suite
- Warmed by gas central heating
- Upvc double glazed throughout
- Block paved driveway to the front providing ample off road parking
- Detached garage
- Well maintained gardens to the front and rear
- EPC - D
- Early viewing is a must!



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This semi detached bungalow occupies a prominent elevated position and is offered for sale with vacant possession. The accommodation is in need of some cosmetic updating but comprises of: one welcoming reception room, a modern fitted kitchen, two generous double bedrooms and a four piece shower room. The property is warmed by gas central heating which is ran from a modern combination boiler, and is Upvc double glazed throughout. There is a block paved driveway to the front providing ample off road parking and leading to a detached garage. Well maintained gardens to the front and rear. The owner informs us the roof was replaced approx. 2 years ago.
EPC - TBC. Early viewing is considered a must!



ROOM DESCRIPTIONS

Ground Floor

Sitting Room

4.36m x 3.9m (14' 4" x 12' 10")

Modern Fitted Kitchen

3.71m x 2.56m (12' 2" x 8' 5")

Bedroom One

3.57m x 2.72m (11' 9" x 8' 11")

Bedroom Two

2.89m x 2.72m (9' 6" x 8' 11")

Shower Room

Outside

Garden

Detached Garage

Further Information

Additional Information

Council Tax Band B.

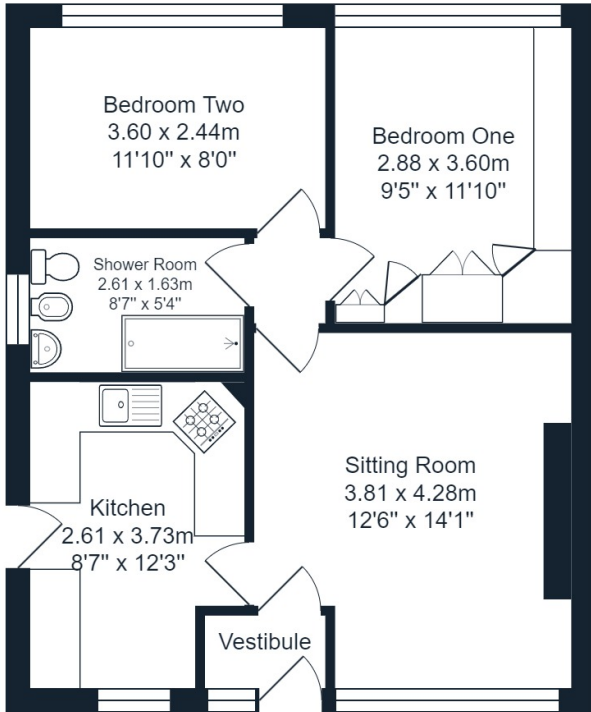
The property is on a freehold title.

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

Broadband and mobile coverage is provided by a number of companies, and ultrafast is available.



FLOORPLAN & EPC



JON SIMON
ESTATE AGENTS

Standenhall Drive, Burnley

Total Area: 53.0 m² ... 571 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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