



# 36 Hill Crest Avenue, Burnley, Lancashire. BB10 4JA

- Impressively refurbished throughout
- Having undergone a full scheme of modernisation
- Offered for sale with no onward chain - vacant possession
- Popular semi rural location
- One welcoming reception room
- Eye catching modern kitchen with a range of integrated appliances
- Warmed by gas central heating and ran from a brand new combination boiler
- Upvc double glazed throughout
- Beautifully presented gardens
- Ample off road parking leading to a detached garage
- EPC - D
- Council Tax - Band B
- Early viewing a must!



## PROPERTY DESCRIPTION

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!! Impressively refurbished throughout !! This immaculately presented two bedroom semi detached bungalow is located on the ever popular Hill Crest Avenue and is offered for sale with no onward chain. The beautifully presented accommodation has undergone a complete a scheme of refurbishment and comprises of: one welcoming reception room, an eye catching modern kitchen with ample dining space, two double bedrooms and a brand new four piece bathroom suite with separate shower. The property is warmed by gas central heating - ran from a brand new combination boiler, and is Upvc double glazed throughout. There are low maintenance gardens to the front and rear, with ample off road parking found in the form of a driveway leading to a detached garage. EPC - D. Council Tax Band B. Early viewing is considered a must!





## ROOM DESCRIPTIONS

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### Ground Floor

#### Sitting Room

4.3m x 4m (14' 1" x 13' 1")

#### Eye catching Modern Kitchen

5.6m x 2.5m (18' 4" x 8' 2")

#### Bedroom One

4m x 3.3m (13' 1" x 10' 10")

#### Bedroom Two

2.8m x 2.3m (9' 2" x 7' 7")

#### Bathroom

#### Outside

#### Outside

### Further Information

#### Further Information

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

The annual ground rent is £1.05.

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

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

Council Tax - Band A

EPC - D



