

Offers Over £115,000 Freehold



25 Deerstone Avenue, Burnley,
Lancashire BB10 4QF



PROPERTY DESCRIPTION

!! The perfect first home !! This beautifully presented home is offered for sale with no onward chain, and offers impressive long distance views onto the surrounding countryside. The well proportioned accommodation comprises of: one welcoming reception room, an eye catching modern dining kitchen, two first floor bedrooms - both being comfortable doubles, and a modern three piece bathroom suite. The property is warmed by gas central heating - ran from a modern combination boiler and is Upvc double glazed throughout. The property boasts well maintained gardens to the front and rear, and in the past, the sellers have been approached over acquiring additional land to the side. Early viewing is considered a must!

FEATURES

- The perfect first home
- Beautifully presented throughout
- Offered for sale with no onward chain - vacant possession
- Suitable for buy to let investment
- One generous reception room
- Eye catching, modern dining kitchen
- Two first floor bedrooms - both being comfortable doubles
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Well maintained gardens to the front and rear
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with staircase off leading to the first floor, and doorway through to:

Sitting Room

3.58m x 3.45m (11' 9" x 11' 4") a welcoming reception room with a Upvc double glazed window to the front, radiator and a feature wall inset gas fire.

Dining Kitchen

5.54m x 2.79m (18' 2" x 9' 2") an eye catching range of fitted wall and base units that boast a complimentary rolled edge working surface that incorporates a one bowl stainless steel sink and drainer. There is an integrated four ring gas hob and oven with cooker hood over, as well as ample space for further appliances. Fitted breakfast bar, Upvc double glazed window to the rear and door leading to the rear garden.

First Floor

Bedroom One

5.74m x 3.33m (18' 10" x 10' 11") a large main bedroom with built in storage cupboard off, Upvc double glazed window to the front and a radiator.

Bedroom Two

3.35m x 3.2m (11' 0" x 10' 6") a second double bedroom with a Upvc double glazed window to the rear and a radiator.

Bathroom

a modern three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath with shower over. Aqua board panelled to compliment and having a Upvc double glazed window to the rear.

Outside

the property boasts beautifully maintained gardens to the front and rear with the rear garden having enclosed panel fencing and mature planting to compliment.

In the past, the sellers were offered the opportunity to purchase more land to the side of the property from the local authority.

