



# 13 Horning Crescent, Burnley, Lancashire. BB10 2NT

- Offered for sale with no onward chain
- True bungalow found in a popular crescent location
- In need of some cosmetic updating
- One welcoming reception room
- Modern fitted kitchen
- Two double bedrooms
- Modern three piece 'wet room'
- Generous garden to the rear having a paved patio
- Ample off road parking
- Leading to a detached garage
- Early viewing a must!
- EPC - D





## PROPERTY DESCRIPTION

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!! Offered for sale with no onward chain !! This two bedroom true bungalow is offered for sale with vacant possession, and occupies a popular crescent position. The accommodation would benefit from some cosmetic updating, but comprises of: one welcoming reception room, a modern fitted kitchen, two double bedrooms and a three piece 'wet room.' The property boasts a generous gardens to the rear having a paved patio and enclosed panel fencing. Warmed by gas central heating and being Upvc double glazed throughout. Ample off road parking can be found in the form of a driveway, and leads to a detached garage. Early viewing is a must!





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Porch

with a Upvc entrance door and Upvc door leading through to:

#### Entrance Hallway

having two large storage cupboards and access to all of the rooms.

#### Sitting Room

4.2m x 3.6m (13' 9" x 11' 10") with a Upvc double glazed window to the front, feature gas fire and a radiator.

#### Kitchen

2.9m x 2.6m (9' 6" x 8' 6") a modern range of fitted wall and base units that boast a rolled edge working surface that incorporates a one bowl sink and drainer. Tiled effect splash back and having a Upvc double glazed window to the rear and door leading to rear porch. Ample space for appliances and having an integrated four ring gas hob and oven with cooker hood over.

#### Bedroom One

3.7m x 3.6m (12' 2" x 11' 10") having a range of fitted wardrobes, and having a Upvc double glazed window to the front and a radiator.

#### Bedroom Two

3.6m x 2.7m (11' 10" x 8' 10") with a Upvc double glazed window to the rear and a radiator.

### Wet Room

2.3m x 1.7m (7' 7" x 5' 7") a modern three piece wet room comprising of a low level W/C, pedestal wash basin and shower with screen. Upvc double glazed window to the rear.

### Outside

#### Garden

Being paved for ease of maintenance and having artificial turf. Enclosed panel fencing.

#### Garage

4m x 2.2m (13' 1" x 7' 3") currently used as additional storage.



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