

£174,950 Leasehold



22 Sycamore Avenue, Burnley,  
Lancashire BB12 6QP



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This beautifully presented three bedroom semi detached home is found on the ever popular Sycamore Avenue, and is only a short drive from the local motorway network. The property has never been occupied and offers near new accommodation throughout comprising of: two separate reception rooms, an eye catching modern kitchen, downstairs W/C, three first floor bedrooms and a modern three piece bathroom suite. There is a car park at the rear with two allocated parking spaces and a low maintenance back garden. EPC - B. Council Tax - Band B. Early viewing a must!

## FEATURES

- Offered for sale with vacant possession
- Near new accommodation on offer
- Beautifully presented throughout
- Only a short drive from the local motorway network
- Two generous separate reception rooms
- Brand new fitted kitchen
- Downstairs W/C
- Three first floor bedrooms
- Modern three piece bathroom suite
- Two allocated parking spaces
- Low maintenance rear yard
- EPC - B
- Council Tax Band B
- Early viewing a must!





## ROOM DESCRIPTIONS

### Ground Floor

Entrance Porch

Sitting Room

Modern Fitted Kitchen

Lounge

Downstairs W/C

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

### Outside

Rear Garden

There is a low maintenance rear garden.

Parking

Allocated car parking with two spaces for the property.

### Further Information

#### Information

The property is on a leasehold title with the residue of a 990 year lease remaining.

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

Broadband and mobile coverage is supplied by a number of providers and ultrafast is available.

Council tax is Band B.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	83
(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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			