



20 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 no onward chain
- Near new accommodation
- Beautifully presented semi accommodation
- Located on the ever popular Sycamore Avenue
- Only a short drive from the local motorway network
- Two separate reception rooms
- Brand new fitted kitchen
- Three first floor bedrooms
- Modern fitted three piece bathroom
- Car parking to the rear with two allocated parking spaces
- Low maintenance garden to the rear
- EPC - B
- Council Tax - Band B
- Early viewing a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Sitting Room

Lounge

Modern Fitted Kitchen

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Low Maintenance Rear Yard

Parking

Allocated off road parking to the rear, with two parking spaces.

Further Information

Further 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+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			