



## 321 Brunshaw Road, Burnley . BB10 3HU

- Detached true bungalow
- Beautifully presented accommodation on offer
- Offered for sale with no onward chain - vacant possession
- Popular elevated position
- Large entrance hallway
- One welcoming reception room
- Modern fitted kitchen
- Conservatory
- Two double bedrooms
- Main bedroom benefitting from a three piece en-suite shower room
- Modern bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Gardens to the front and rear
- EPC - D
- Council Tax - Band C
- Early viewing is considered a must!





## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This beautifully presented true bungalow occupies a popular, elevated position on Brunshaw Road and is found only a short drive from Burnley town centre. The generous accommodation comprises of: an entrance hallway leading to one welcoming reception room, a modern fitted kitchen, conservatory, 2 double bedrooms - the main bedroom benefitting from an en-suite shower room, and a modern four piece bathroom suite. The property is warmed by gas central heating, and is Upvc double glazed throughout. There is a a sloped garden front, and low maintenance rear garden. The vendors have previously looked into adding a dormer, and received positive comments/feedback at the time. EPC - D. Council Tax - C. Early viewing is considered a must!



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Entrance Hallway

#### Living Room

4.3m x 3.5m (14' 1" x 11' 6")

#### Kitchen

4.5m x 3m (14' 9" x 9' 10")

#### Bathroom

3.4m x 1.6m (11' 2" x 5' 3")

#### Bedroom 1

3.5m x 3.5m (11' 6" x 11' 6")

#### En suite

#### Bedroom 2

3.5m x 3m (11' 6" x 9' 10")

#### Conservatory

3.2m x 2.8m (10' 6" x 9' 2")

### EXTERNAL

#### Front & Rear gardens

### Further Information

#### Further Information

The property is on a leasehold title, with the residue of 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.

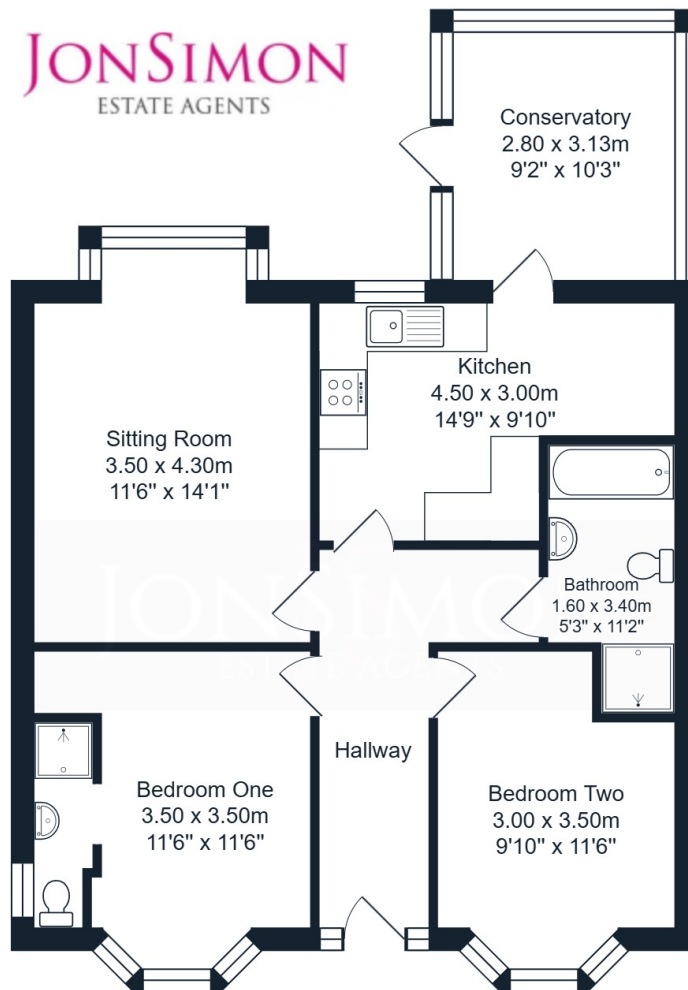
The property is considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

EPC - D

Council Tax - Band C



## FLOORPLAN & EPC



321 Brunshaw Road, Burnley, BB10 3HU

Total Area: 76.4 m<sup>2</sup> ... 823 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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