



# 145 Ridge Avenue, Burnley. BB10 3JD

- The perfect first home
- Offered for sale with no onward chain - vacant possession
- A welcoming entrance porch
- One generous reception room
- Eye catching modern dining kitchen
- Two first floor double bedrooms
- One first floor single bedroom
- Three piece bathroom suite
- UPVc glazed throughout
- Low maintenance gardens to the front and rear
- Council Band - Tax A
- EPC- C





## PROPERTY DESCRIPTION

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## ROOM DESCRIPTIONS

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### Ground Floor

Entrance Porch

Sitting Room

Dining Kitchen

### First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

### Outside

Yard

### Further Information

#### Further Information

The property is on a freehold title.

The property is located in an area considered to be low risk for surface water flooding with the long term risk assessed as the same.

Mobile and broadband coverage is offered by a number of companies, and ultrafast is available.

EPC - C

Council Tax - Band A



