

£145,000 Freehold



17 Rossetti Avenue, Burnley Lancashire,  
BB11 2NP



## PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This immaculately presented three bedroom semi detached home is located just off the ever popular Reynolds Street, and is sure to catch the eye of anyone looking for their first home. The accommodation comprises of: two generous reception rooms, a modern fitted kitchen, 3 well proportioned bedrooms to the first floor and a modern three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There are well maintained gardens to the front and rear with a driveway providing ample off road parking. EPC - E. Early viewing is considered a must!

## FEATURES

- Offered for sale with no onward chain
- Vacant possession on offer
- Immaculately presented throughout
- Sure to catch the eye of anyone looking for their first home
- Two generous reception rooms
- Modern fitted kitchen
- Three first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Well maintained gardens to the front and rear
- Driveway to the front providing ample off road parking
- EPC - E
- Early viewing a must!





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hallway

The property benefits from a spacious entrance hallway leading off to all rooms, under stairs storage & stairs to the first floor.

#### Living Room/Dining Room

25' 9" x 11' 8" (7.9m x 3.6m) The spacious through living room/dining room benefits from dual aspect windows, X1 gas fireplace & surround, X2 radiators and X2 white UPVC double glazed units.

#### Kitchen

9' 8" x 7' 2" (3m x 2.2m). The modern kitchen benefits from matching wall & base units, X1 integrated oven & hob, X1 radiator, X1 stainless steel sink & X1 white UPVC double glazed unit.

### FIRST FLOOR

#### Master Bedroom

14' 1" x 11' 4" (4.3m x 3.5m) The master bedroom benefits from X1 radiator and X1 white UPVC double glazed unit.

#### Second Bedroom

11' 4" x 10' 4" (3.5m x 3.2m) The second bedroom benefits from X1 radiator and X1 white UPVC double glazed unit.

#### Third Bedroom

9' 5" x 6' 8" (2.9m x 2.1m) The third bedroom benefits from X1 radiator and X1 white UPVC double glazed unit.

#### Bathroom

9' 5" x 5' 2" (2.9m x 1.6m). The contemporary bathroom suite benefits from a white 3 piece suite with shower over bath, X1 radiator & X1 white UPVC double glazed window unit.

### EXTERNAL

#### Garden

Externally, the property benefits from a garden front & rear.

