



12 Hogarth Avenue, Burnley, Lancashire
BB11 2NW



PROPERTY DESCRIPTION

!! Offered for sale with no onward chain !! This three bedroom semi detached home is offered for sale with vacant possession and is sure to suit anyone looking for their first home. Although in need of some refurbishment, the well proportioned accommodation comprises of: one generous reception room, a fitted kitchen, three first floor bedrooms and a three piece family bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. To the rear is large back garden with a mature leylandii hedge that acts as a screen and provides privacy. Early viewing is considered a must!

FEATURES

- Offered for sale with no onward chain
- Well proportioned accommodation on offer
- Ideal for anyone looking for their first home
- In need of some refurbishment
- One generous reception room
- Fitted kitchen
- Three first floor bedrooms
- Three piece bathroom suite
- Downstairs Wet Room
- Warmed by gas central heating
- Upvc double glazed throughout
- Large rear garden
- Early viewing is considered a must!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

with a Upvc door to the front, staircase off leading to the first floor and access to both ground floor rooms and the downstairs wet room.

Sitting Room

4.57m x 3.58m (15' 0" x 11' 9") a welcoming 'sunshine' reception room, with Upvc double glazed windows to the front and rear, with a feature wall mounted gas fire and radiator.

Dining Kitchen

3.91m x 2.36m (12' 10" x 7' 9") a basic range of fitted wall and base units that boast a complimentary rolled edge working surface that incorporates a one bowl sink and drainer. There is ample room for appliances and dining space, with a Upvc double glazed door to the rear and window to the side.

Downstairs Wet Room

fitted with a low level W/C, wash basin and shower.

First Floor

Bedroom One

3.33m x 2.97m (10' 11" x 9' 9") a generous main bedroom with a Upvc double glazed window and a radiator.

Bedroom Two

3.73m x 3.10m (12' 3" x 10' 2") a second double bedroom with a Upvc double glazed window and a radiator.

Bedroom Three

4.17m x 2.93m (13' 8" x 9' 7") with a Upvc double glazed window and a radiator.

Bathroom

a fully fitted three piece suite comprising of a low level W/C, pedestal wash basin and panelled bath with shower over. Tiled to compliment.

Outside

Garden

to the rear of the property is an eye catching garden that boast a mature planted shrub border and has a large lawned area.

The property also boasts well maintained gardens with mature shrub border.

