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9 Croasdale Avenue
Burnley
BB10 2DN



For Sale

- Detached
- Garage
- Four Bedrooms
- Large Driveway
- Quiet Residential Area

Offers Over £235,000

- Leasehold
- Two Bathrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory



A substantial four bedroom, detached dwelling, with a renovation project underway, in a quiet residential area on the outskirts of Burnley. Close to local amenities, Burnley general hospital and accredited schools, this property presents an ideal purchase for a growing family.

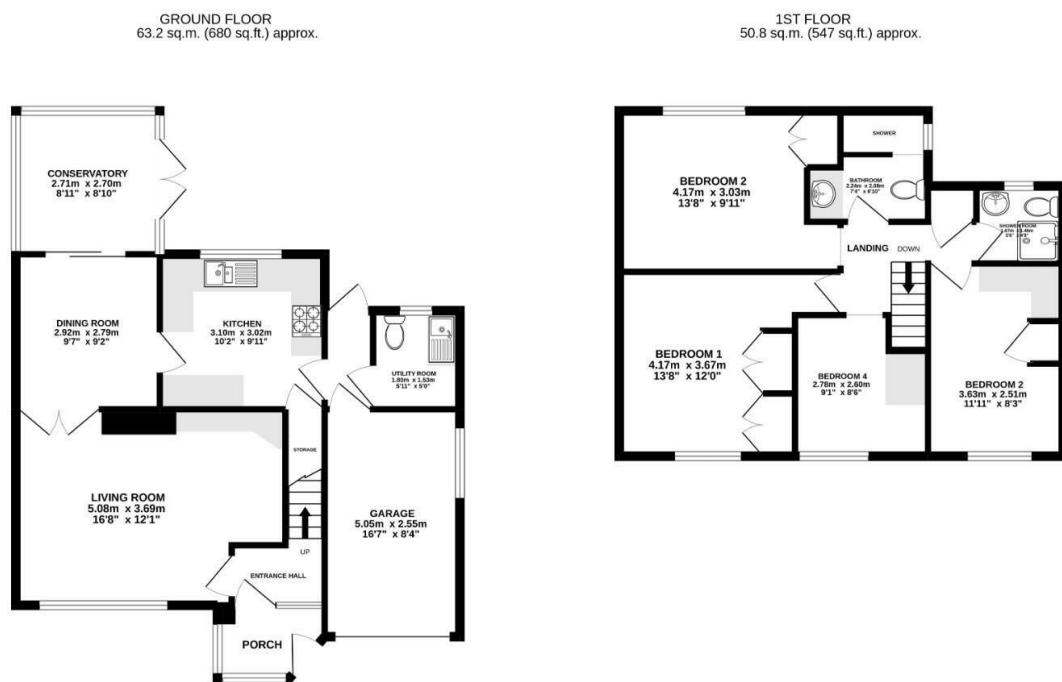
The property briefly comprises to the ground floor an entrance porch and and lobby with stairs to the first floor and leading into the spacious living room boasting a stone fireplace with gas fire and picture frame window. Through French doors to the rear is a second reception room, ideal for a dining room with patio doors leading out to a large conservatory with views out on to the rear garden.

The kitchen is perfect in size and houses cream wall, base and drawer units with complimentary work surfaces, double bowl stainless steel sink, integrated oven, gas hob and a useful under stair storage cupboard. Adjacent the kitchen is a small hallway with access to the rear garden, integral garage and a handy utility room which benefits from a downstairs WC.

To the first floor is a central landing leading to two spacious double bedrooms, each benefitting from built in wardrobes/cupboards, a single bedroom, a shower room and family bathroom housing a modern white three piece suite comprising a low level WC, wash basin with vanity unit and walk in shower.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a large double driveway to the front leading to an integral garage and front garden laid to lawn. To the rear is an enclosed garden laid mainly to lawn with paved patio area.



TOTAL FLOOR AREA : 114.0 sq.m. (1227 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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