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15 Ribble Avenue  
Burnley  
BB10 2QF



For Sale

£120,000

- Modern End Terrace Home
- Low Maintenance South Facing Garden
- NO CHAIN
- Close To Burnley General Hospital
- Modern Kitchen/Diner

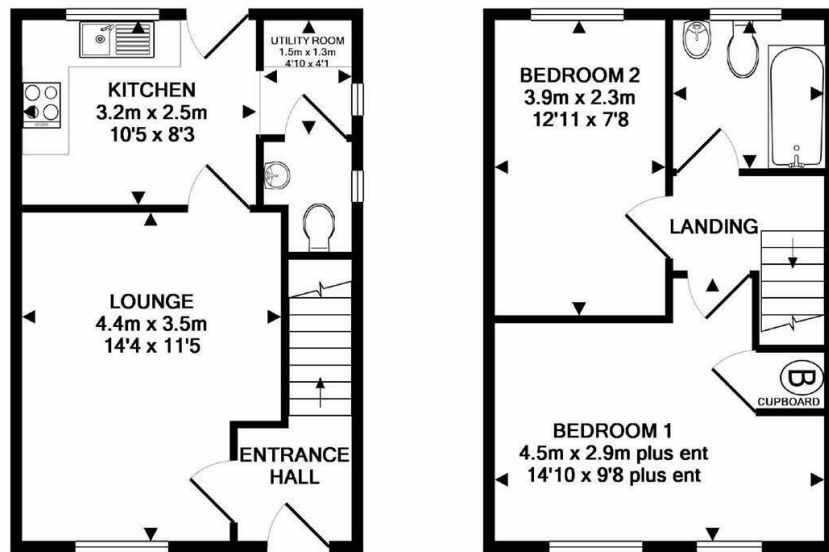
- Utility Room
- LEASEHOLD
- Off Road Parking For Two Cars
- Tax Band - B
- EPC - C



An ideal purchase for young professionals or purchasers looking for a convenient position with the property being located off Casterton Avenue with close proximity to Burnley General Hospital and local amenities.

The accommodation is arranged over two floors and comprises on the ground floor, entrance hallway with staircase ascending to the first floor and pleasant and well proportioned lounge situated to the front of the property with UPVC double glazed window and central heating radiator. To the rear of the property is a modern L shaped dining kitchen housing a range of matching wall, base and drawer units, UPVC double glazed window and door exiting to the rear garden. An open plan arrangement leads to a utility area and cloakroom housing a two piece suite. On the first floor there is a double bedroom to the front of the property with cabinet housing the gas fired condensing boiler. To the rear of the property is another double bedroom with UPVC double glazed window which overlooks the rear garden and central heating radiator. The bathroom is stylish in design and houses a three piece suite comprising low level WC, pedestal hand wash basin, panelled bath with electric shower over, glazed shower screen, contrasting tiled splashbacks and UPVC double glazed window.

Externally, to the front of the property is a double driveway providing off road parking for two vehicles and to the rear is a South facing low maintenance garden with secure fencing, patio area and artificial grass lawn ideal for purchasers with busy lifestyles.



GROUND FLOOR  
APPROX. FLOOR  
AREA 30.3 SQ.M.  
(327 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 30.3 SQ.M.  
(327 SQ.FT.)

TOTAL APPROX. FLOOR AREA 60.7 SQ.M. (653 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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