



*5 Ribble Avenue
Burnley
Offers in the Region of: £129,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



5 Ribble Avenue, Burnley

An immaculately presented, three-bedroom, modern mid terrace home, conveniently located in a popular area of Burnley, close to local amenities and major transport links. Briefly comprising, entrance hall, lounge, kitchen/dining, utility area, and downstairs WC on the ground floor, along with three bedrooms and family bathroom on the first floor.

Externally the property has a double drive to the front, along with an attractive Southeast facing rear garden.



ENTRANCE HALL

A composite entrance front opens into the entrance hall, briefly comprising, first floor staircase, radiator, and ceiling light point.

LOUNGE

The attractive lounge with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

KITCHEN/DINING ROOM

The kitchen/dining room with UPVC double glazed window and French doors allowing access into the garden, briefly comprising, a range of cream base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Zanussi oven, four ring gas hob, stainless steel overhead extractor, space for a freestanding fridge freezer, radiator, vinyl flooring, and two ceiling light points.

UTILITY AREA

Accessed directly from the kitchen/dining room, briefly comprising, cream base and wall mounted unit with complementary laminate work surface, ceramic tile splashbacks, space and plumbing for a washing machine, vinyl flooring, and ceiling light point.

The properties Baxi combination boiler is neatly housed in the wall mounted unit.

DOWNSTAIRS WC

Accessed from the utility area, the downstairs WC, briefly comprises, pedestal sink with chrome mixer tap, low level WC, radiator, carpeted flooring, and ceiling spotlight.

BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, carpeted flooring, radiator, and ceiling light point.

BEDROOM TWO

Another spacious double bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, carpeted flooring, radiator, and ceiling light point.

BEDROOM THREE

A single bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, built in storage cupboard, carpeted flooring, radiator, and ceiling light point.

FAMILY BATHROOM

The family bathroom with UPVC double glazed frosted window, briefly comprises, panelled bath with chrome mixer tap, and Triton electric shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, vinyl flooring, and ceiling light point.

EXTERNAL

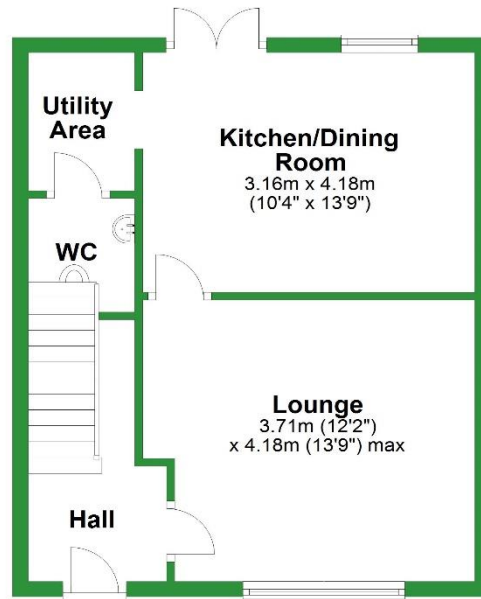
Externally the property has a double drive to the front, along with an attractive Southeast facing rear garden.





Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)

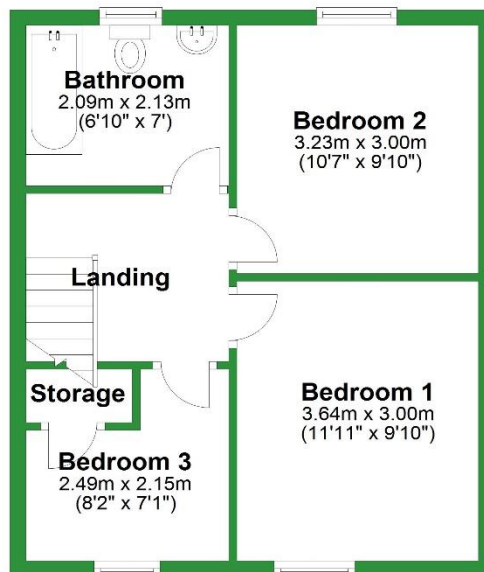


Total area: approx. 78.4 sq. metres (843.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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