

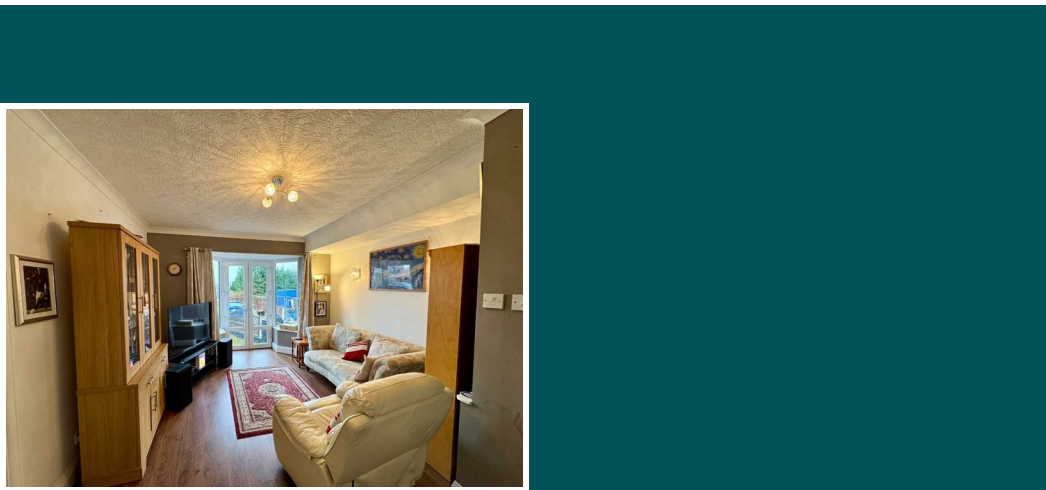


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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Asking Price £180,000



7 Ainsdale Avenue

Burnley
BB10 2ND



Council Tax Band: B



Nestled in the sought-after area of Reedley, this delightful semi-detached bungalow is perfect for those looking to downsize. Boasting a convenient driveway and a neatly flagged front yard, the property welcomes you through a side entrance into a cosy inner porch.

The spacious living room, located just off the porch, features beautiful patio doors set within a bay window, flooding the room with natural light. To the left, you'll find the kitchen diner, offering a practical layout with matching wall and base units complemented by contrasting countertops. From here, step into the sunroom, an ideal spot for morning relaxation as you enjoy views of the garden.

The dining area also provides access to the family bathroom, complete with a panel bath. The two double bedrooms, accessible from the living room, offer ample space, with one featuring built-in wardrobes for extra storage.

To the rear is a low maintenance garden featuring an outhouse with electricity and plumbing for a small kitchenette with the potential to be turned into a small home office.

This bungalow offers a peaceful, low-maintenance lifestyle, with nearby local bus routes providing easy access to surrounding amenities. Ideal for those looking to downsize and enjoy the best of Reedley living!



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