

Because life is

# Petty Real™

# For Sale



45 Bentham Avenue  
Burnley BB10 1XZ

£135,000



A fabulous opportunity to acquire a two bedroom semi detached true bungalow. The property is ideally situated being within a short walking distance of Burnley General Hospital and main line bus routes.

### Key Features:

- Two Bed Semi-Det Bungalow
- Two Double Bedrooms
- Private Driveway
- Convenient Location
- Dining Kitchen
- Spacious Lounge
- Low Maintenance Gardens
- Detached Garage
- Local Bus Routes
- Ideal For Downsizees

Tenure:

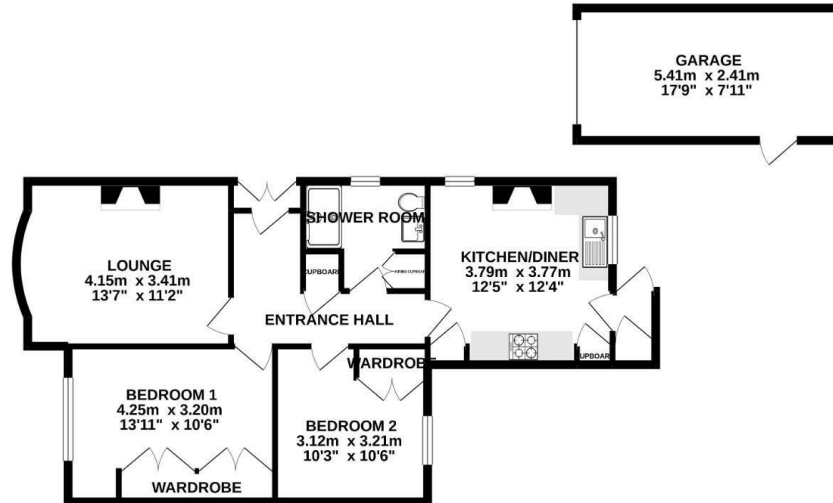
EPC Rating:

Council Tax Band:



# 2 BEDROOM Bungalow - Semi Detached

GROUND FLOOR  
81.2 sq.m. (874 sq.ft.) approx.



TOTAL FLOOR AREA: 81.2 sq.m. (874 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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## Main Description:

A fabulous opportunity to acquire a two bedroom semi detached true bungalow. The property is ideally situated being within a short walking distance of Burnley General Hospital and main line bus routes.

As you enter the property to the ground floor you are greeted by an L shaped entrance hallway where the pleasantly proportioned lounge is situated to the front of the property with a feature bay window which infuses the room with an abundance of natural light. The main master bedroom is also situated to the front of the property and comprises an excellent double. There is a further double bedroom situated to the rear of the property with fitted wardrobes and there is a separate excellently proportioned dining kitchen with rear porch. Additionally there is a modern three piece shower.

Externally, there is a private driveway to the rear leading to a detached single garage and a paved garden to the rear

The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating throughout. The property has been meticulously maintained over recent years.

An internal inspection is absolutely imperative to fully appreciate the well proportioned rooms and convenient location.



**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