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Petty Real™

For Sale



75 Hargrove Avenue
Burnley BB12 0JX

£99,950



Key Features:

- Three Bedroom Family Property
- Modern Fitted Kitchen
- Two Double Bedrooms
- 2 Piece Bathroom
- Gardens To Front & Rear
- Spacious Ent Hall With Storage
- Open Plan Lounge & Dining
- Third Single Bedroom
- Separate W.C
- Ideal Family Home

Tenure:
EPC Rating: D
Council Tax Band:

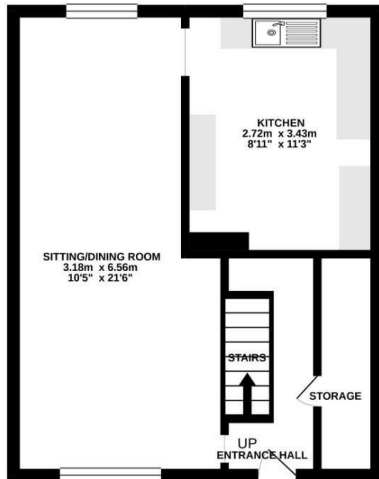


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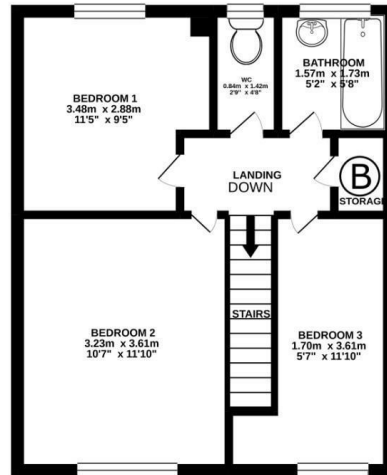
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3 BEDROOM House - Quasi Semi

GROUND FLOOR
33.4 sq.m. (359 sq.ft.) approx.



1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA: 67.3 sq.m. (724 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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Main Description:

Perfect for first time buyers or young families this three bedroomed property occupies a popular and sought after residential area.

The accommodation is arranged over two floors and comprises on the ground floor of a smart entrance hallway with a generous and useful store and practical laminate wood flooring.

The open plan lounge and dining area is generous in size with ample space for a number of large pieces of furniture. The kitchen is accessed from the dining area with an 'L' shape arrangement of wall, base and drawer units.

On the first floor are three bedrooms consisting of two doubles and one single. The family bathroom houses a two piece suite in white consisting of a pedestal hand wash basin and a panelled bath with shower over and tiled splash backs together with a separate w.c.

Externally to the front of the property is a grassed area complete with secure timber boundary fencing. To the rear is a patio with artificial grass secure fencing and steps leading to a private driveway with secure timber double gate and a generous storage shed.



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