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Sale



39 Minehead Avenue
Burnley BB10 2NP

£125,000



Key Features:

- Extended Two Bed Bungalow
- Exciting Blank Canvas
- Double & Single Bedroom
- Gardens To Front & Rear
- UPVC DG & GFCH
- Modernisation Works Req.
- Lounge, Dining & Kitchen
- 3 Piece Family Bathroom
- Detached Single Garage
- Early Viewing Essential

Tenure:

EPC Rating: E

Council Tax Band:



26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:

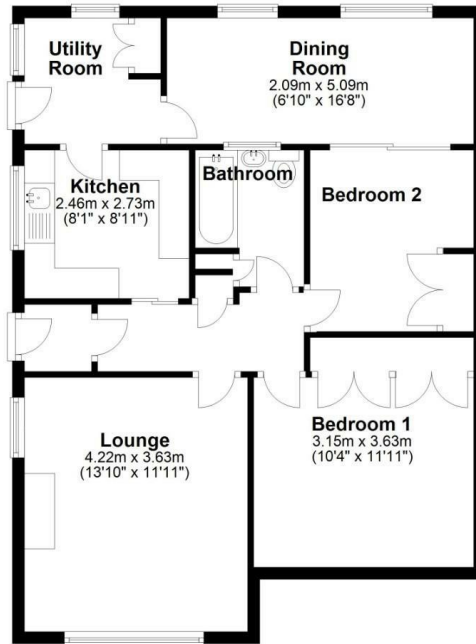


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2 BEDROOM Bungalow - Semi Detached

Ground Floor

Approx. 72.1 sq. metres (776.4 sq. feet)



Total area: approx. 72.1 sq. metres (776.4 sq. feet)

Main Description:

Providing purchasers with an exciting blank canvas this extended two bedroomed semi-detached true bungalow provides the ideal purchase for buyers wanting to create their own 'Grand Design'. Occupying a convenient and level position within comfortable walking distance of numerous local amenities and main road bus routes.

The accommodation comprises of an entrance vestibule positioned to the side of the property which opens to the entrance hallway where there is useful storage. The lounge is located to the front of the property and is generous in size and has a large full height picture window to the front and additional window to the gable which infuses the room with an abundance of natural light.

The kitchen houses a range of wall and base units with coordinating working surface with access to the utility room extension which also provides access to the dining and sitting room which is positioned across the rear of the property. There are two bedrooms consisting of a double to the front of the property and a second towards the rear with sliding patio doors which provide additional access to the dining and sitting room extension.

The bathroom houses a coloured three piece suite consisting of a low level WC, pedestal hand wash basin and panelled bath with shower over, glazed screen and fully tiled walls.

Externally to the front is a low maintenance paved garden with matching driveway which leads down the side of the property to the rear detached single garage. The rear garden is laid to lawn with a paved and gravel patio and a central pathway together with secure boundary fencing and wrought iron railings and gate provide additional security.



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