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Petty Real™

For Sale



7 Ribble Avenue
Burnley BB10 2QF

£129,950



Key Features:

- Stylish 3 Bedroom Townhouse
- Lounge & Dining Kitchen
- 3 Bedrooms On The First Floor
- Third Single Bedroom
- Gardens To Front & Rear
- Larger Than Average Plot
- Utility Area & Cloakroom
- 2 Double Bedrooms
- Stylish 4 Piece Bathroom
- Driveway With Tandem Parking

Tenure: Leasehold
EPC Rating: C
Council Tax Band: B

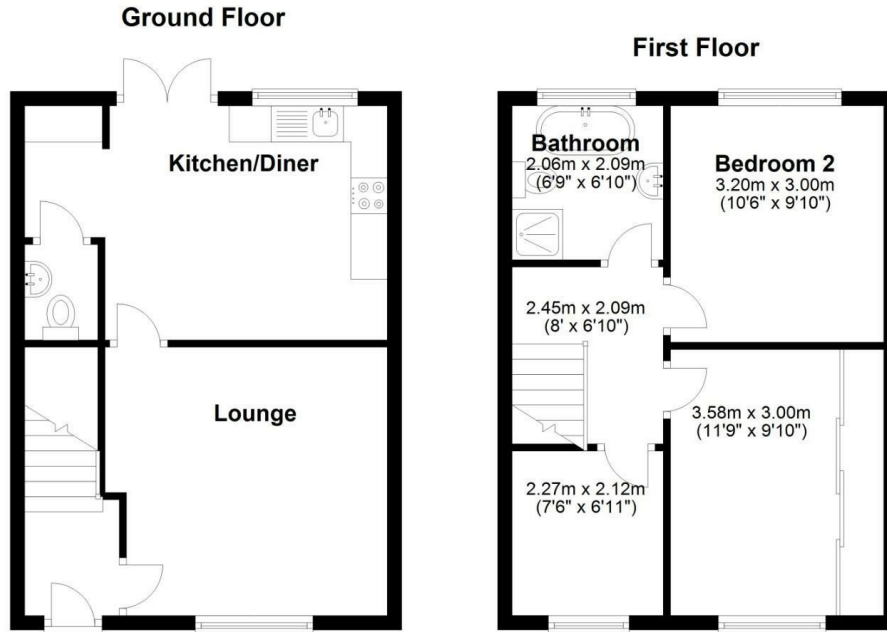


26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



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3 BEDROOM House - End Terrace



Main Description:

Conveniently positioned and enjoying a larger than average plot, this modern three bedroomed mews offers superbly presented accommodation which is both light and spacious.

Generously proportioned it comprises hall, lounge and an almost full width kitchen diner positioned to the rear which overlooks and connects to the rear garden together with a utility area and cloakroom. On the first floor are three bedrooms and a luxurious house bathroom. Externally there are easily managed landscaped gardens and ample private parking.

The front door opens to a welcoming hall with a straight flight staircase ascending to the first floor. The lounge is well proportioned and positioned to the front of the property. Spanning almost the full width of the property to the rear is the kitchen diner. The fitted cabinetry is finished in gloss white with brushed stainless steel handles and stainless steel under-counter sink unit with mixer tap. The cooking appliances consist of a electric oven with a four ring hob and extractor over, together with space for free standing appliances. There is a practical utility area accessed from the kitchen complete with a cloakroom which houses a two piece suite.

On the first floor you will find three bedrooms consisting of two doubles and a third single bedroom. The master bedroom boasts a range of high quality mirror fronted fitted wardrobes. The stylish bathroom houses a four piece suite comprising a free standing bath, enclosed shower cubicle, pedestal washbasin and a low suite wc, contrasting grey tiled walls and flooring provides both a luxurious and practical finish.

Externally to the front the garden is laid to lawn and to the side a tarmacadam drive which will accommodate two cars. The rear garden is certainly generous in size and predominantly laid to lawn. The paved patio offers a tempting place to enjoy an alfresco occasion with family and friends. Timber boundary fencing provides both privacy and 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