

Because life is

Petty Real™

For Sale



5 Highfield Avenue
Burnley BB10 1YB

£135,000



Key Features:

- 3 Bedroom Semi Bungalow
- 3 Double Bedrooms
- Fitted Kitchen
- Ample Private Parking
- Modernisation Works Required
- Popular Residential Location
- Spacious Bay Fronted Lounge
- 3 Piece Bathroom Suite
- Detached Single Garage
- Exciting Blank Canvas

Tenure:
EPC Rating: D
Council Tax Band:

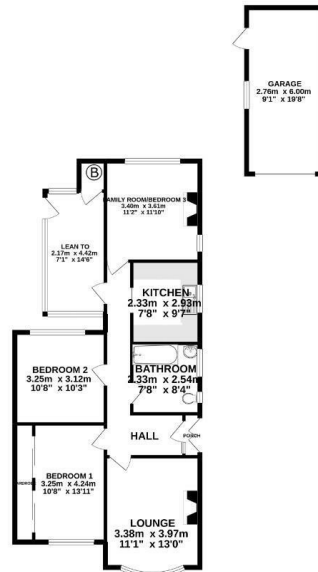


26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:

www.pettyreal.co.uk

3 BEDROOM Bungalow

GROUND FLOOR
100.1 sq.m. (1078 sq.ft.) approx.



TOTAL FLOOR AREA: 100.1 sq.m. (1078 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are taken by eye and are approximate. The plan is not to be used for construction purposes and should be used as a guide only. Prospective purchasers should verify all measurements and details of the property before purchase. The services, appliances and fittings shown have not been tested and no guarantee is given for their operation or efficiency in the future. Home-Link (2008)

Main Description:

An exciting and rare opportunity to purchase a spacious three bedroomed semi detached true bungalow in this high popular and sought after area of Burnley. Conveniently position with walking distance of a main road bus route, Burnley General Hospital and the Prairie Sports Village.

An internal inspection is absolutely imperative to appreciate the deceptive size and flexibility of the accommodation which comprises briefly on a side entrance porch which in turn opens to an 'L' shape hallway which provides connection to all the independent rooms.

The main family lounge is positioned to the front of the property and enjoys a feature bay window which infuses the room with an abundance of natural light. The lounge is well proportioned and able to hold a number of pieces of furniture.

The main double bedroom is also positioned to the front complete with a full length run of mirror fronted wardrobes. There is a further double bedroom to the rear with a secondary reception room which could also be utilised as a third double bedroom if required.

Although dated the kitchen houses a wrap a round arrangement of wall, base and drawer units with coordinating working surfaces, the family bathroom houses a three piece suite in white consisting of a low level w.c., pedestal hand basin panelled bath with tiled splash walling.

Located towards the rear is a side uPVC porch which accesses the rear garden. The garden is predominantly laid to lawn with established borders. To the front is a private driveway providing ample off road parking leading to a detached single garage. The low maintenance forecourt provides practicality with boundary walling complete with matching drive entrance pillars.



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