

Because life is

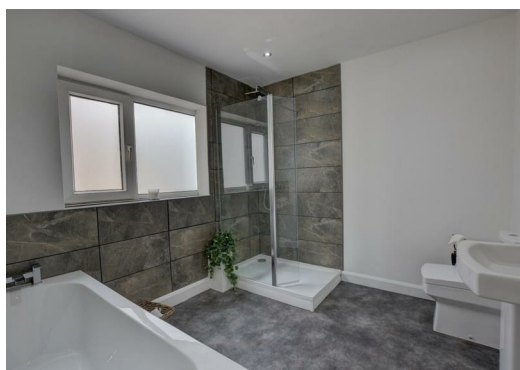
Petty
Real™

For
Sale



39 Minehead Avenue
Burnley BB10 2NP

£160,000



Key Features:

- Extended Two Bed Bungalow
- Semi-Detached
- Two Double Bedrooms
- Gardens To Front & Rear
- UPVC DG & GCH
- Newly Renovated
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Detached Single Garage
- Close To Bus Stops

Tenure: Leasehold

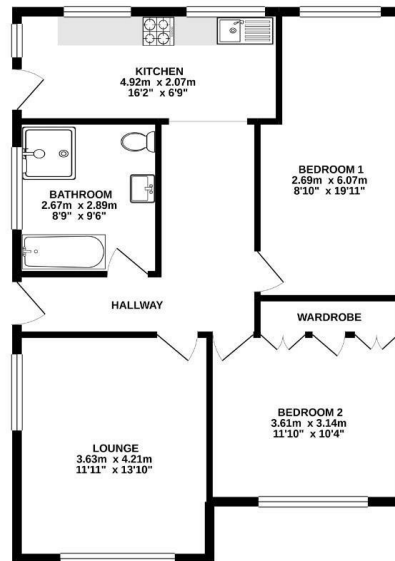
EPC Rating: E

Council Tax Band: C



2 BEDROOM Bungalow - Semi Detached

GROUND FLOOR
70.4 sq.m. (758 sq.ft.) approx.



TOTAL FLOOR AREA: 70.4 sq.m. (758 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and not necessarily to scale for any area, dimension or site statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.

Main Description:

Providing purchasers with an exciting, extended, newly renovated semi-detached bungalow in a highly sought after location. 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. 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.

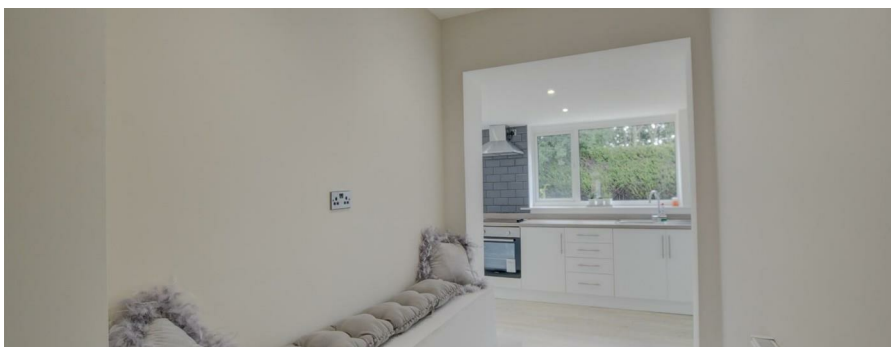
The fitted kitchen is to the rear and has matching wall, base and drawer units with contrasting working surfaces and has a range of appliances such as an electric oven, hob and stainless steel sink/drainers.

There are two double bedrooms, one to the front of the property and a second towards the rear with views over the rear garden.

The bathroom houses a four piece suite in white comprising low level WC, pedestal hand wash basin and paneled bath and a quadrant shower.

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