

Because life is

Petty
Real™

10 Torquay Avenue
Burnley
BB10 2NW



For Sale

- Semi-Detached
- Driveway For Multiple Cars
- Three Bedrooms
- Large Living Room
- Bay Windows

Offers Over £160,000

- Fitted Kitchen
- Front & Back Garden
- Near Burnley General Hospital
- Gas Central Heating
- Four-Piece Bathroom Suite



Three-bed semi-detached located in the highly sought after area close to Burnley General Hospital. Perfect for a growing family or a first-time buyer looking to get a foothold on the property ladder.

Entering the property into the entrance hallway you have access to the first floor, living room with a large bay window and gas fire leading into the vestibule leading to the rear garden. The kitchen has been fitted with matching wall, base and a drawer units with contrasting working surfaces and a range of appliances such as electric oven, hob, extractor hood and a stainless steel sink/drain.

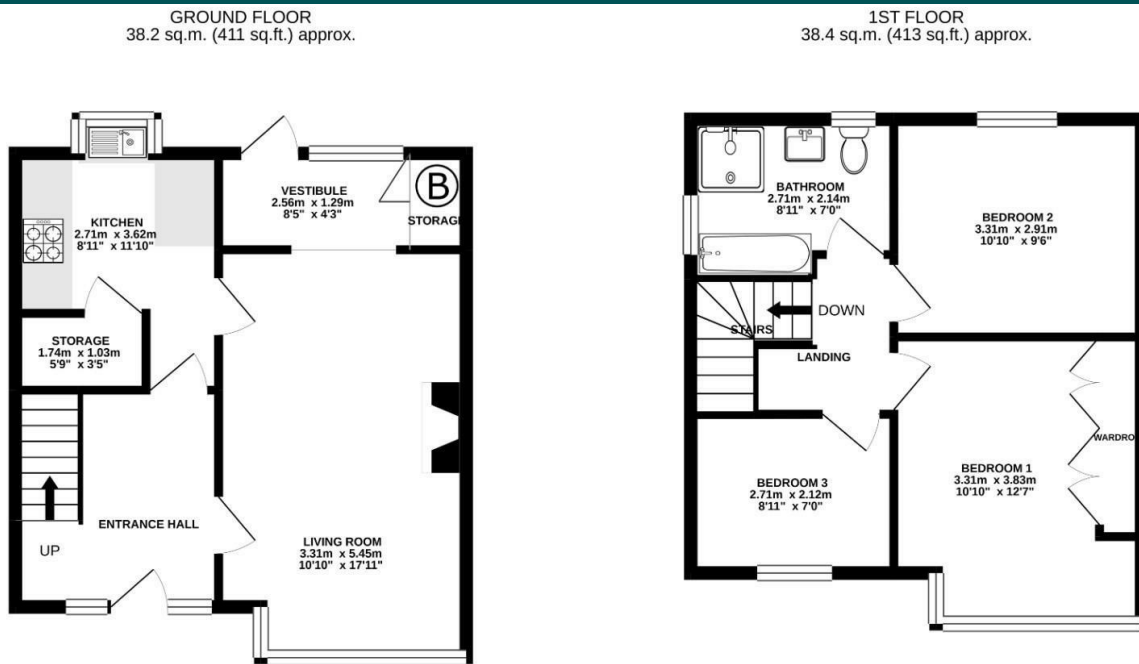
On the first floor there are two double bedrooms with the main bedroom benefitting from fitted wardrobes, dressing table and drawers set within the bay window. The third bedroom is a generous sized single bedroom.

The family bathroom is a four-piece suite comprising low-level WC, pedestal hand wash basin, panelled bath and a quadrant shower with stylish white tile splashback.

The boarded loft provides ample storage with easy access via the drop down ladders.

Externally there is a driveway for multiple cars and a large detached garage with electricity. There is a garden to the front and a generous sized patio & garden space to the rear.

The property benefits from solar panels and set within the highest tariff ensuring a huge saving on energy bills. The boiler was installed in 2017 and is still under warranty and the property is double glazed throughout.



TOTAL FLOOR AREA: 76.6 sq.m. (824 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.
Made with Metropix 6/2021



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk