

Because life is

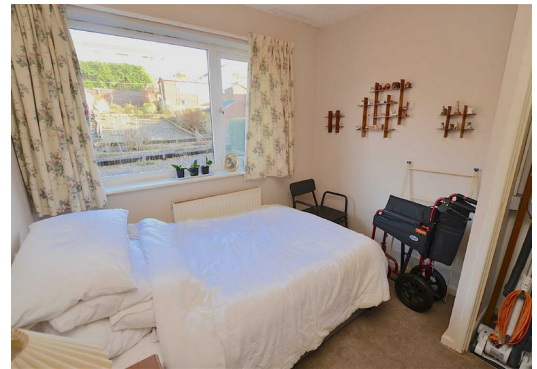
Petty Real™

For Sale



69 Richmond Avenue
Burnley BB10 4JL

£165,000



*** NO CHAIN *** Situated towards the outskirts of Burnley towards the top of Red Lees Road at the boundary with Cliviger, this two bedroom semi detached true bungalow occupies a pleasant and tranquil setting and boasts a substantial garden area to the rear. The accommodation briefly comprises, entrance hallway to the front, well proportioned lounge, one double bedroom and one single bedroom situated to the rear of the property,

Key Features:

- Semi detached bungalow
- Substantial rear garden
- Lounge
- 3-Piece shower room
- Some modernisation required
- Pleasant & tranquil setting
- Two Bedrooms
- Kitchen
- Off road parking
- Popular location

Tenure: Freehold
EPC Rating: D
Council Tax Band: C

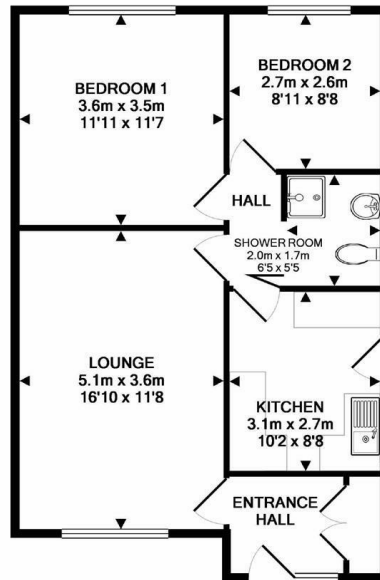


26 Manchester Road, Burnley, Lancashire, BB11 1HH
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2 BEDROOM Bungalow - Semi Detached



TOTAL APPROX. FLOOR AREA 56.1 SQ.M. (603 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Main Description:

Occupying a pleasant and tranquil setting this semi-detached true bungalow is situated in a popular residential area of Burnley on the fringe of Cliviger located towards the top of Red Lees Road. The property boasts a substantial tiered garden area to the rear and lends itself perfectly for further extension if required.

The accommodation briefly comprises on the ground floor, entrance porch accessed by a UPVC double glazed door with useful storage and a well-proportioned lounge located to the front of the property with gas fire set within a feature surround and UPVC double glazed window which enjoys a pleasant aspect. There are two bedrooms situated to the rear of the property, one double and one single, both boasting UPVC double glazed windows that overlook the rear garden. The shower room houses a three-piece suite in white comprising a low-level WC, pedestal hand wash basin, enclosed tiled shower cubicle, and UPVC double glazed window. The kitchen houses a range of matching wall, base, and drawer units with co-ordinating working surfaces, inset stainless steel sink unit, and plumbing for a washing machine. There is a UPVC double glazed window and door that exits to the side.

Externally, to the front of the property is a garden area laid mainly to lawn, and to the side is a paved driveway providing tandem off road parking for several vehicles. The substantial garden area to the rear is tiered and landscaped for low maintenance.

The property is complemented by the modern-day comforts of UPVC double glazing and gas fired central heating throughout.



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