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Petty  
Real™

23 Carter Avenue  
Hapton  
Burnley  
BB11 5RG



## For Sale

- Quasi-Semi Detached
- Three Double Bedrooms
- Surrounding Gardens
- 4+ Car Driveway
- Perfect For Growing Families

## Offers Over £200,000

- Composite Decking
- Summerhouse & Hottub
- Two Reception Rooms
- Near To Local Schools
- Close To Transport Links



Beautifully presented, three-bed quasi-semi detached house located in the highly desirable village of Hapton. Close to local schools, stunning walks and nearby parks. Perfect for a growing family or a first-time buyer looking to start a family.

The corner plot is perfect for families with numerous cars due to the large, stoned driveway with secure manual gates. The front garden is well maintained and provides an array of color.

Entering the property you have the entrance hallway leading to the dining room which is adjacent to the fitted kitchen with matching wall, base and drawer units in a high gloss grey with contrasting working surfaces. The kitchen comes with a range of appliances such as an electric hob, oven and sink/drain. The living room has uPVC sliding doors leading out to the composite decking with lighting.

On the first floor there are three double bedrooms with a family bathroom comprising low-level WC, cabinet hand wash basin and a tiled P-shaped bath and an overhead shower. You can access the loft via the third-bedroom which has been board and has electricity and runs the full length of the house.

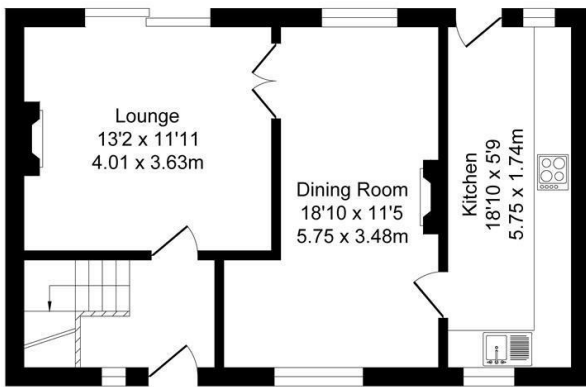
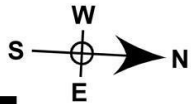
Externally there is a driveway for 4+ cars and has gardens surrounding the property providing sun all day. To the rear is composite decking with an astro-turfed area ideal for children & pets. There is an outbuilding with electricity and plumbed for a washing machine. The shed will be staying and provides the perfect storage space.

The summer house is an additional entertainment space along with the hot-tub perfect for entertaining guest.

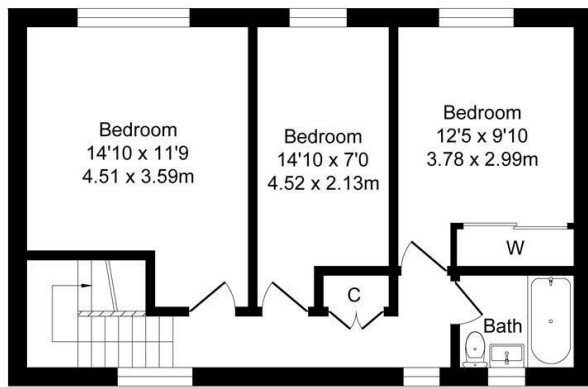
## 23 Carter Avenue, Hapton, BB11 5RG

### Total Approx. Floor Area 1052 Sq.ft. (97.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 526 Sq.Ft (48.9 Sq.M.)



First Floor  
Approx. Floor Area 526 Sq.Ft (48.9 Sq.M.)



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.

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