

Because life is

PettyTM
Real

40 Oakeneaves Avenue
Burnley
BB11 5HH



For Sale

- Semi-Detached Bungalow
- Three Bedrooms
- Open-Plan Lounge/Kitchen
- Fully Tiled, Modern Bathroom
- Office/Study

Price £220,000

- Ample Off-Road Garage
- Detached Garage
- Tax Band - C
- Leasehold



A rare opportunity to acquire a three bedroom, semi-detached bungalow in a quiet residential location on the outskirts of Burnley. A short walk to greenspace and countryside, ideal for walking and Burnley Golf Club. This property would make an ideal home for someone looking to downsize.

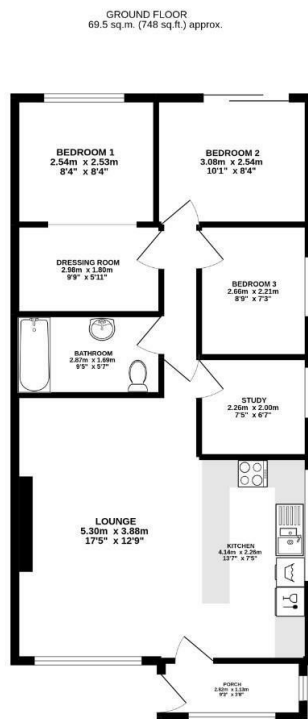
You enter the property through a UPVC front door and are greeted with a porch, ideal for storing shoes and coats. This in turn leads to a large, open-plan lounge/kitchen boasting dual aspect windows letting in an abundance of natural light and a wall mounted gas fire providing an attractive focal point within the room.

The kitchen houses an array of matching wall, base and drawer units with contrasting work surfaces, tiled splashback and integrated appliances including double bowl composite sink, washing machine dishwasher, oven, hob with overhead extractor fan and room for an under-the-counter fridge/freezer. Adjoining the lounge is a useful study/office.

An inner hallway leads to a centrally located bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and a freestanding bath with overhead shower.

To the rear of the property are three well proportioned bedrooms, the master benefitting from a dressing area and the second bedroom with sliding patio doors accessing the rear garden.

Externally there is a landscaped garden to the front with plant bedding and a lengthy driveway, with room for several cars, leading to a detached garage. To the rear is a generous, enclosed garden laid mainly to lawn with a patio area.



TOTAL FLOOR AREA: 69.5 sq.m. (746 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 misstatement. 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.
What we! Mortgage (2022)



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