

Because life is

Petty
Real™

20 Standenhall Drive
Burnley
BB10 2EF



For Sale

£140,000

- Semi-Detached Bungalow
- Two/Three Bedrooms
- Two Reception Rooms
- Front & Back Gardens
- Detached Garage

- Fantastic Location
- Ideal For Downsizers
- Sun Room
- Close To Bus Stops
- Viewing To Be Accompanied



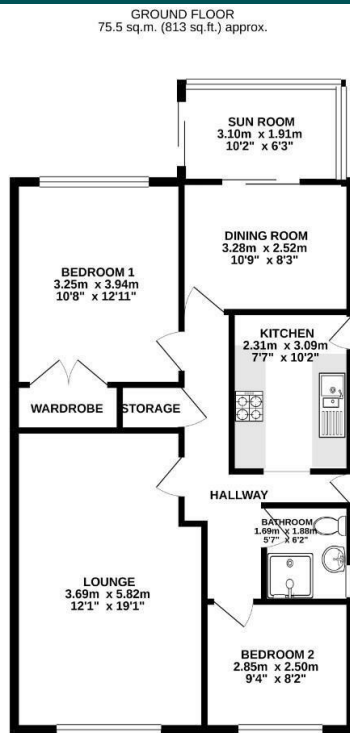
Fantastic opportunity to acquire this two bed, brick built, semi-detached bungalow in the sought-after area of Briercliffe. It is close to local amenities, bus stops and schools, within walking distance of the health centre and hospital.

Entering the property you're welcomed into the entrance hallway leading to the front bedroom which is a generous sized single bedroom. The three-piece bathroom suite comprises low-level WC, pedestal hand wash basin and a walk in shower.

The living room is a grand size and overlooks the front garden and has been fitted with a gas fire. The kitchen has been fitted with matching wall, base and drawer units with contrasting working surfaces and a range of appliances such as an electric oven, hob and stainless steel sink/drainer.

To the rear is a double bedroom and a second reception room which could be utilized as a dining room. The sun room is accessed from the dining room and leads out into the rear garden which has a mixture of laid-too lawn area, flower beds and a patio area. There is a single detached garage with an up & over door.

The property benefits from modern day comforts such as gas central heating and uPVC double glazing.



TOTAL FLOOR AREA: 75.5 sq.m. (813 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
House with Mortgage (2002)



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