

Because life is

PettyTM
Real

16 Berkshire Avenue
Burnley
BB12 6AF



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Semi-Detached
- Two Bedroom
- Spacious Living Room
- Bay Fronted
- Gas Central Heating

Auction Guide £118,000

- Transport Links
- Popular Residential Area
- Subject to Reserve Price
- Modern Method Of Auction
- Buyers Fees Apply



Ideal for first-time buyers

A two-bedroom, semi-detached dwelling in a popular residential area of Burnley, close to local amenities, Sycamore Park, Lowerhouse Cricket Club, primary and secondary schools and the M65 with transport links to Manchester, Blackburn and Preston.

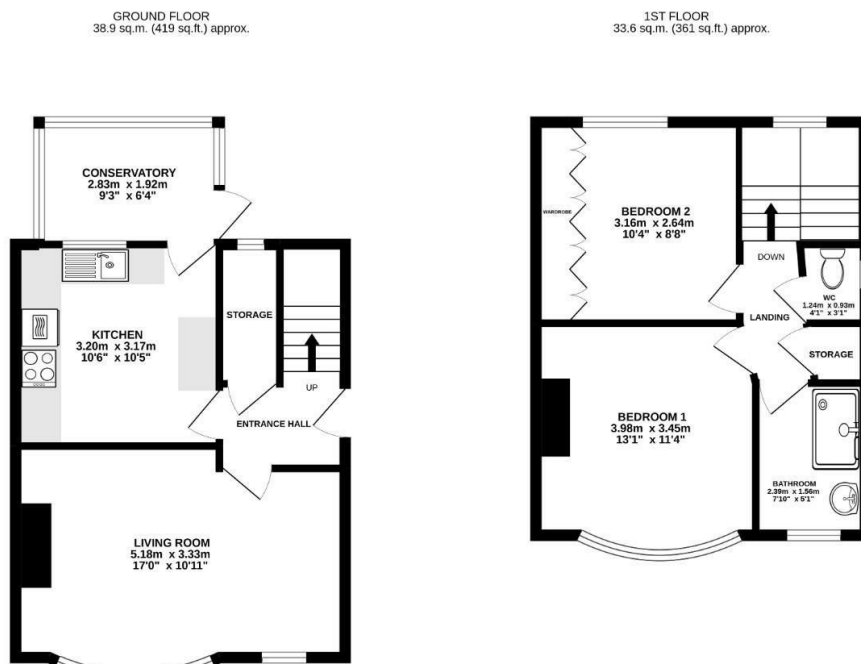
The accommodation briefly comprises on the ground floor, an entrance hallway, with useful under-stair storage, leading to the spacious living room with a rounded bay window, charming small circular window and gas fire.

The kitchen boast matching wall, base and drawer units with contrasting work surface, stainless steel sink, oven and induction hob. To the back of the kitchen is a conservatory looking out to the garden to the rear.

To the first floor, off a central hallway, are two generous double bedrooms, one with a full-length built-in wardrobe, a handy storage cupboard, bathroom with walk-in shower and pedestal hand basin and separate WC.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a small garden to the front with access to the rear, tiered garden to the side, with a decking area and several patio spaces.



TOTAL FLOOR AREA : 72.5 sq.m. (781 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 ©2022



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