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97 Westbourne Avenue South
Burnley
BB11 4QZ



For Sale

£150,000

- Semi-Detached
- Two Bedrooms
- Extended Ground Floor
- Open Plan
- Garage

- Driveway
- Popular Residential Location
- Tax Band - C



A brick built, semi-detached dwelling in a popular residential area off Manchester road. Close to Scott Park and a short drive to Burnley Town Centre with all the local amenities on offer, Manchester Road train station and the M65 with transport links to Manchester, Preston and Blackburn.

The property requires some modernisation and would make an ideal purchase for investors or someone looking to buy their forever home.

Arranged over two floors, the property briefly comprises to the ground floor; an entrance porch with sliding glass doors which lead into a spacious open plan living/dining room boasting sliding patio doors accessing the front garden and letting in an abundance of natural light. The living room leads to a central reception room, ideal for a dining room with access to the kitchen and a further reception room to the rear with brick effect walls and overlooking the rear garden.

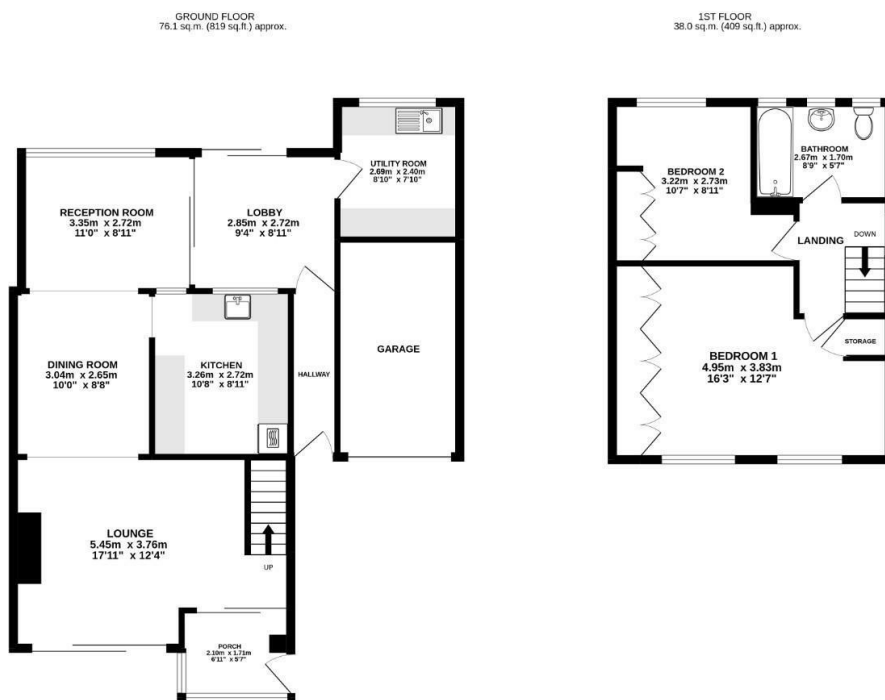
An entrance lobby has a door accessing the rear garden and leads to a useful utility room located to the rear of the garage. A hallway leads from the lobby to a second entrance to the front of the property.

The kitchen is centrally located and houses matching wall, base and drawer units with co-ordinating work surfaces, sink and integrated oven.

Stairs off the main living room ascend to the first floor where a central landing leads to two spacious double bedrooms, both boasting fitted wardrobes and a bathroom housing a three piece suite comprising a low level WC, pedestal wash basin and panelled bath with an overhead shower.

Externally to the front is a garden laid mainly to lawn with a lengthy driveway for at least two cars which leads to an attached garage, providing ample off-road parking. To the rear is an enclosed garden.

The lease is 999 years starting in 1962. There are 939 years remaining. No ground rent is charged.



TOTAL FLOOR AREA: 114.1 sq.m. (1228 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.
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