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49 Highfield Avenue
Burnley
BB10 2PS



For Sale

Price £219,950

- Detached-Link
- Bungalow
- Large Garden To The Front & Rear
- Two Bedrooms
- Well Presented

- UPVC Double Glazing
- Modern Kitchen & Bathroom
- Tax Band - C



An exciting and rare opportunity to purchase a spacious two bedroomed, detached-link true bungalow in this highly popular and sought after area of Burnley. Conveniently positioned within walking distance of good bus routes, Burnley General Hospital and the Prairie Sports Village.

Presented to a high standard, an internal inspection is absolutely imperative to appreciate the deceptive size and space of the accommodation which comprises briefly of a side entrance porch which in turn opens to a large central hallway with two cupboards providing ample storage.

The 'L' shaped lounge is positioned to the rear of the property boasting a modern stone fire surround with an electric fire and a large picture window overlooking the rear garden, letting in an abundance of natural light.

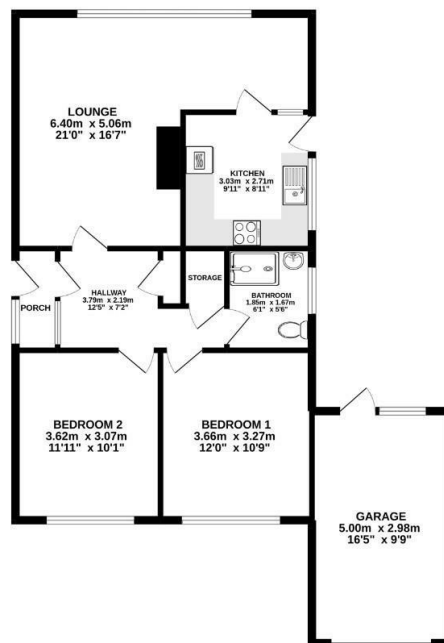
Adjoining the lounge is the fully fitted kitchen with an array of cabinets in high gloss white, comprising matching wall, base and drawer units with co-ordinating work surfaces and splashbacks, ceramic sink and integrated oven and hob with an overhead extractor fan.

To the front of the property are two well proportioned double bedrooms and a centrally located, fully tiled bathroom housing a modern three piece suite in white, comprising a low level WC, wash basin with vanity unit and a large walk-in shower.

The property benefits from the modern day comforts of UPVC double glazing.

Externally there is a large garden to the front laid to lawn and a lengthy, paved driveway with parking for two cars. The driveway leads to an attached garage. To the rear is a generous garden laid mainly to lawn with patio area and partial hedge border.

GROUND FLOOR
84.1 sq.m. (905 sq.ft.) approx.



TOTAL FLOOR AREA: 84.1 sq.m. (905 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
What we'll manage 02022



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