

Because life is

Petty
Real™

206 Brownhill Avenue
Burnley
BB10 4QH



For Sale

£125,000

- Semi-Detached
- Three Bedrooms
- Open Plan Lounge/Diner
- Modern Kitchen
- Well Maintained

- Popular Residential Area
- First Time Buyers/Families
- Gas Central Heating & UPVC Double Glazing
- Tax Band - A
- EPC - C



Situated in the ever-popular Brunshaw area, this well presented and maintained, semi-detached property offers stylish living accommodation over two floors. Ideal for first time buyers or growing families with its close links to local amenities, schools and parks. In the past 2 years, the property has had a new roof, new boiler and has also had a rewire.

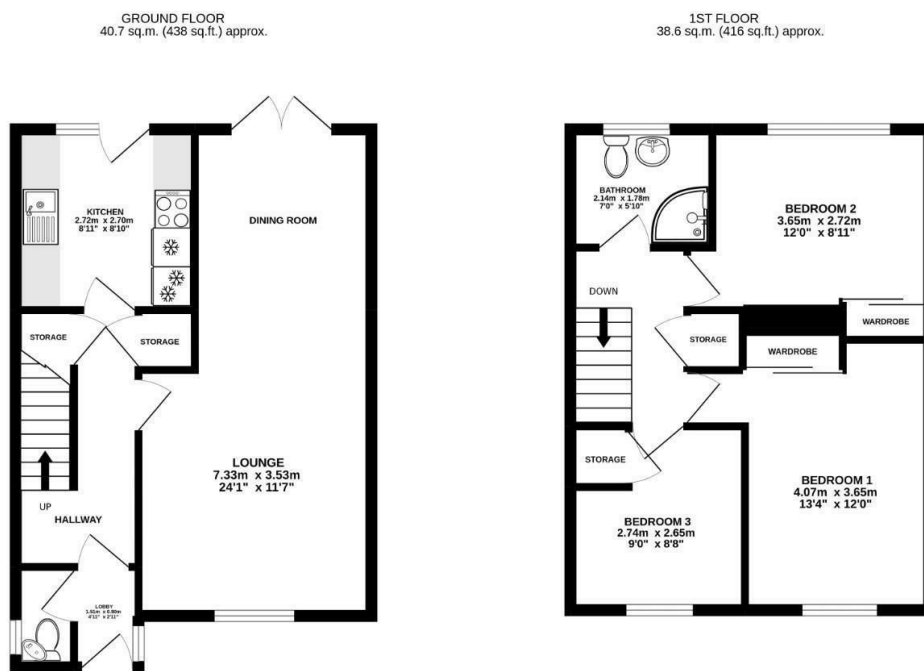
As you enter the property through the UPVC front door, you are greeted by an entrance lobby with a two-piece cloakroom adjoining. From here, you are lead into a hallway with staircase ascending to the first floor and a useful under stair storage cupboard. To the right is an open-plan lounge/dining room, boasting a full-length window to the front letting in an abundance of natural light, a feature stone fireplace with electric fire and lighting providing an attractive focal point within the room and patio doors to the rear leading out to the back garden.

Also leading from the hallway and to the rear of the property is a modern kitchen housing matching wall, base and drawer units with co-ordinating wood effect work surfaces, subway tile splashback, stainless steel sink, integrated fridge & freezer, oven, induction hob with overhead extractor fan and another door accessing the rear garden.

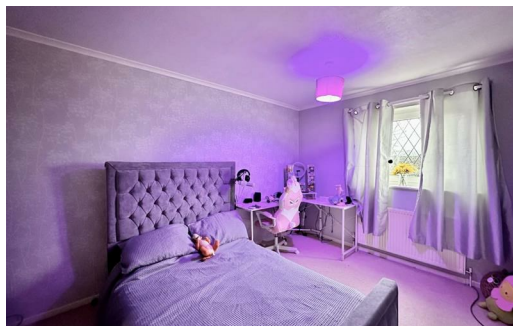
To the first floor, a landing leads to two double bedrooms to the front and rear of the property, both boasting fitted, mirrored wardrobes with sliding doors, a single bedroom and a bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin and shower cubicle.

Externally there is an enclosed garden to the rear laid mainly to lawn, with block paving and a stone-built store.

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



TOTAL FLOOR AREA: 79.3 sq.m. (854 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.

4 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