

Because life is

Petty Real™

10 Beechwood Avenue
Burnley
BB11 2PL



For Sale

- Semi-Detached Dormer
- Three Bedrooms
- Large Lounge
- Modern Kitchen
- Popular Location

Offers In The Region Of £175,000

- Drive Way & Garage
- Close To Transport Links
- Near To Amenities
- Family Home
- Spacious Living Accommodation



No onward chain!

Attention first-time buyers and growing families! This beautiful property is a three-bedroom semi-detached dormer house. Close to schools, shops, transport links and is a short drive/bus ride away from the Burnley town Centre.

The house consists of two floors, as you enter you are welcomed by a long hallway with open stairs to the left. The lounge is spacious and cozy with a log burner fireplace. The next room is the diner/reception, which is open plan from the first lounge, and features two double UPVC French doors leading to the back garden.

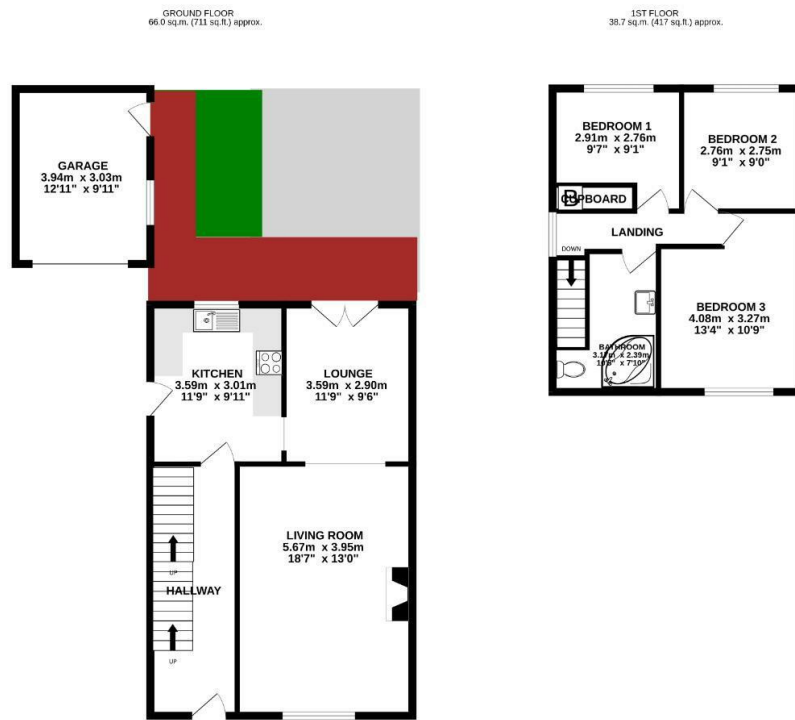
The kitchen is adjoining to the diner/reception room. The modern yet stylish fitted kitchen features matching walls, base units with contrasting work surfaces, a double bowl stainless steel sink, an integrated electric hob, and an electric oven.

Upstairs comprises two single bedrooms, a double bedroom, and a big family bathroom. The bathroom includes a three-piece white suite, square one tape full pedestal basin, corner panel bath/shower, and a low-level W.C. All surrounded by beautiful grey tiling.

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

To the rear of the property is a fantastic well-kept garden with a decking leading to the external garage. The garage is a large space that has the potential to be used in many different ways.

Viewings are highly recommended.



TOTAL FLOOR AREA: 104.7 sq.m. (1127 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 capability or efficiency can be given.
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