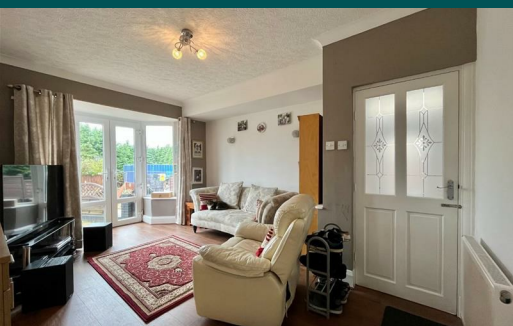


Because life is

Petty
Real™

7 Ainsdale Avenue
Burnley
BB10 2ND



For Sale

Asking Price £185,000

- Bungalow!
- Ideal for Downsizers
- Two Double Bedrooms
- Kitchen Diner
- Sun Room

- Driveway
- Popular Area
- Low Maintenance Garden
- Tax Band B
- Freehold



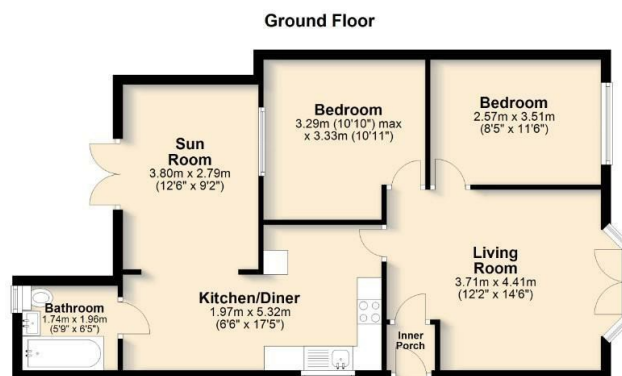
Nestled in the sought-after area of Reedley, this delightful semi-detached bungalow is perfect for those looking to downsize. Boasting a convenient driveway and a neatly flagged front yard, the property welcomes you through a side entrance into a cosy inner porch.

The spacious living room, located just off the porch, features beautiful patio doors set within a bay window, flooding the room with natural light. To the left, you'll find the kitchen diner, offering a practical layout with matching wall and base units complemented by contrasting countertops. From here, step into the sunroom, an ideal spot for morning relaxation as you enjoy views of the garden.

The dining area also provides access to the family bathroom, complete with a panel bath. The two double bedrooms, accessible from the living room, offer ample space, with one featuring built-in wardrobes for extra storage.

To the rear is a low maintenance garden featuring an outhouse with electricity and plumbing for a small kitchenette with the potential to be turned into a small home office.

This bungalow offers a peaceful, low-maintenance lifestyle, with nearby local bus routes providing easy access to surrounding amenities. Ideal for those looking to downsize and enjoy the best of Reedley living!



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