

Because life is

PettyTM
Real

4 Hall Park Avenue
Burnley
BB10 4JJ



For Sale

Asking Price £220,000

- Set Within A Highly Desirable Location!
- Semi Detached House.
- Three Bedrooms - Master Bedroom With Fitted Wardrobe.
- Large Reception Space.
- Ample Counter & Storage Space In Kitchen.

- Three Piece Bathroom.
- Multi Car Driveway & Garage.
- Council Tax Band: C.
- EPC Rating:
- Freehold.



Petty Real are delighted to present this spacious three-bedroom semi-detached home on Hall Park Avenue, ideally located on the border of the highly sought-after area of Cliviger, Burnley.

Boasting generous living accommodation and excellent outdoor space, this property is perfect for families or those looking to upsize. Externally, the property features off-road parking for approximately three vehicles and the added benefit of a detached garage.

Upon entering, you're welcomed by a bright and spacious main reception room measuring over 6 metres in length. With dual aspect windows, this room is flooded with natural light and offers versatile layout options for your furniture and décor.

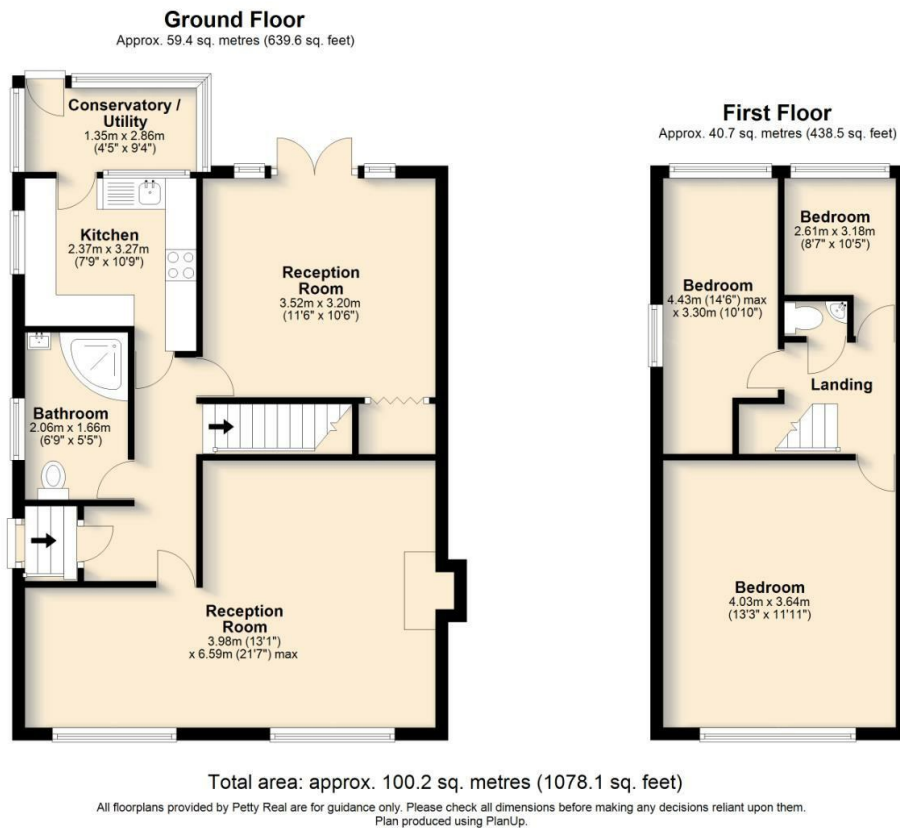
Across the hallway is the modern bathroom, comprising a walk-in shower cubicle, toilet, and sink. To the rear of the property lies a second reception room, ideal as a dining room or playroom, with patio doors opening out into the garden—perfect for entertaining and combining indoor-outdoor living.

Adjacent to this is the well-appointed kitchen, featuring worktops along three walls, ample cupboard space above and below, and a sink positioned beneath a rear-facing window looking into the conservatory. The conservatory currently serves as a practical utility space.

Upstairs, the spacious master bedroom to the front enjoys natural light from a large window and includes built-in wardrobes. Bedrooms two and three are currently used as children's rooms but offer flexibility for use as guest bedrooms or home offices. A convenient WC with toilet and sink completes the first floor.

Key Information:
EPC Rating: TBC
Council Tax Band: C
Tenure: Freehold

A wonderful opportunity to own a substantial home in a fantastic location—early viewing is highly recommended. Contact our Burnley office today on 01282 415111 to arrange your viewing.



Hall Park Avenue, Burnley



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