

Because life is

Petty<sup>TM</sup>  
Real

16 Berkshire Avenue  
Burnley  
BB12 6AF



For Sale

Asking Price £169,950

- Perfect For A Growing Family!
- Can Be Offered For Sale With No Onward Chain Delay.
- Two Great Size Bedrooms - Master With Bay Window, Second With Fitted Wardrobe.
- Large Reception Room.
- Bathroom With Walk in Shower & Separate Toilet.

- Conservatory Off The Kitchen.
- Rear Garden Set Over Two Tiers.
- EPC Rating: D.
- Council Tax Band: B.
- Freehold.





Petty Real are delighted to present this charming property on Berkshire Avenue, Burnley – now available with the potential of no onward chain, as the current vendors are prepared to break the chain to facilitate a smooth sale.

Upon entry, you're welcomed into a spacious reception room positioned at the front of the property. This elegant room features a stunning bay window to the right and a unique circular window to the left, creating a bright and characterful space. Generously sized, the room offers excellent flexibility and is currently utilised as both a reception and dining area.

Across the inner lobby is a stylish, modern kitchen with worktops along the left and rear walls. The sink is conveniently placed beneath a window overlooking the conservatory, while the integrated oven sits on the side counter with an induction hob to the left.

To the rear, the conservatory offers excellent versatility and is currently used as a utility/gym area – ideal for a range of alternative purposes to suit your lifestyle.

Upstairs, the master bedroom spans the front of the property, featuring another beautiful bay window that floods the room with natural light. It offers ample space for freestanding furniture. The second double bedroom is also well-sized and benefits from fitted wardrobes, offering practical storage.

Across the landing is a separate WC and a bathroom fitted with a walk-in shower and sink.

Externally, the rear garden is set over two tiers – perfect for hosting family gatherings, summer parties, or simply relaxing outdoors.

**Key Information:**

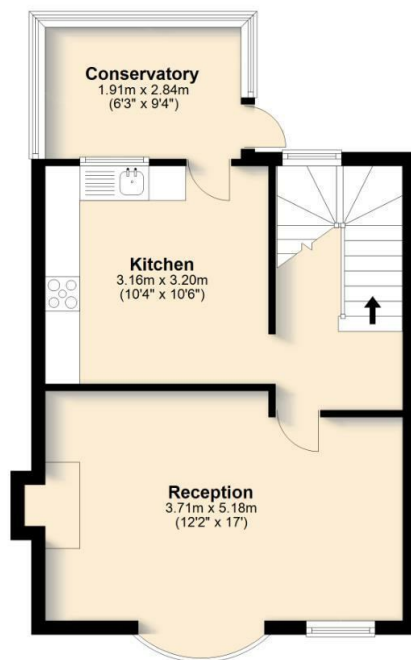
Additional land adjacent to the property has recently been acquired by the vendors and may offer future development potential—please contact our office for full details.

New Boiler installed on 3rd of November 2025 with a 5 Year Warranty

Don't miss the opportunity to view this fantastic property. Call our Burnley office today on 01282 415111 to arrange your viewing.

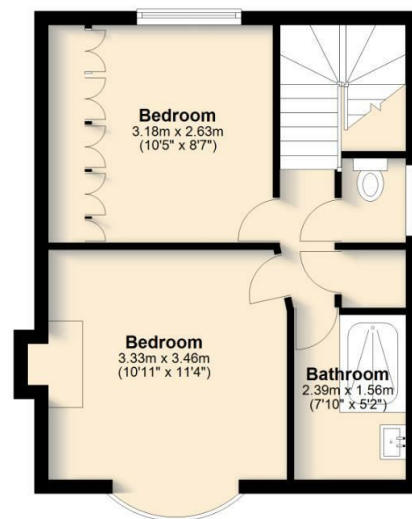
### Ground Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



**Total area: approx. 75.7 sq. metres (815.1 sq. feet)**

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.

### Berkshire Avenue, Burnley



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.

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