

Because life is

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62 Middlesex Avenue
Burnley
BB12 6AB



For Sale

- Two Bedroom Semi Detached House.
- Two Reception Rooms & Large Kitchen.
- Three Piece Family Bathroom.
- Integrated Wardrobe Space In Both Bedrooms.
- Wrap Around Garden Space.

Asking Price £180,000

- Multi Off Road Parking Spaces.
- Located In Between Burnley & Padiham.
- Fantastic Position For Major Transport Links.
- Within Catchment Area For Highly Regarded Local Schools.
- Leasehold | Council Tax Band: B | EPC Rating: TBC



Petty Real are delighted to present for sale this superb two-bedroom semi-detached property on Middlesex Avenue, Burnley. With generous wraparound gardens, this home is ideal for those looking to upsize into a family-friendly space or downsize back into a sought-after location.

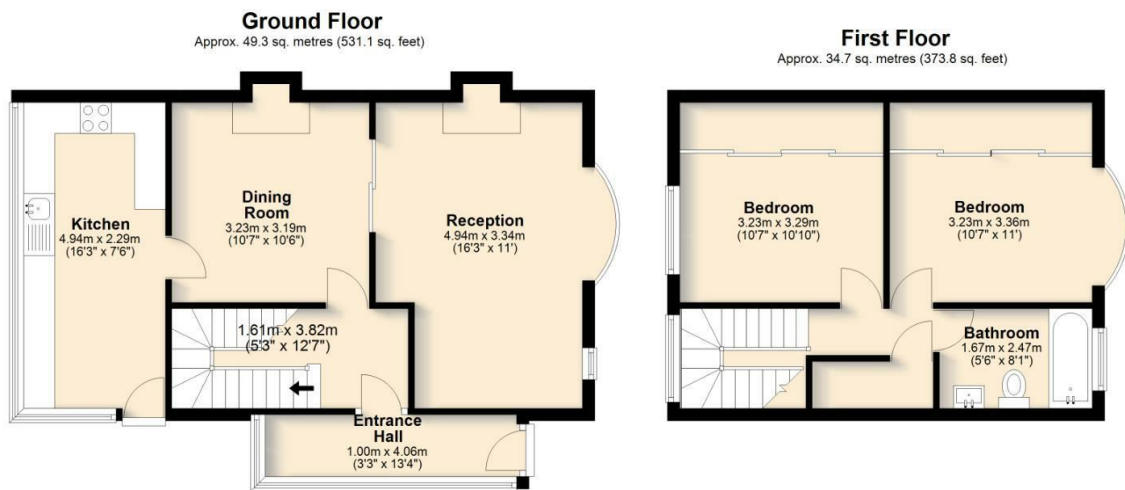
On entering the property, you are welcomed into a spacious hallway leading directly into the dining room. This versatile area comfortably accommodates a large dining table with additional freestanding furniture, making it a perfect setting for entertaining or family meals.

To the right, the primary living room offers a bright and inviting space, enhanced by a beautiful bay window that floods the room with natural light. To the left of the dining area lies the kitchen, thoughtfully designed with ample counter space, plentiful storage, and a series of rear-facing windows that create a bright and airy atmosphere.

Upstairs, the generous master bedroom sits to the front of the property and benefits from fitted wardrobes and overhead storage. The second bedroom, similar in size, also includes integrated storage solutions. Completing the first floor is a three-piece family bathroom comprising bath, hand basin, and WC.

Externally, this property truly shines. Being the end semi-detached on the row, it enjoys a fantastic wraparound garden, ideal for gardening enthusiasts or outdoor family living. A private driveway, located to the side, provides parking for up to two vehicles.

Perfectly positioned between Burnley and Padiham, the property offers easy access to both town centres as well as the M65 motorway for commuters. It also falls within the catchment area of highly regarded local primary and secondary schools, making it a desirable choice for families.



Total area: approx. 84.1 sq. metres (904.9 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Middlesex 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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