

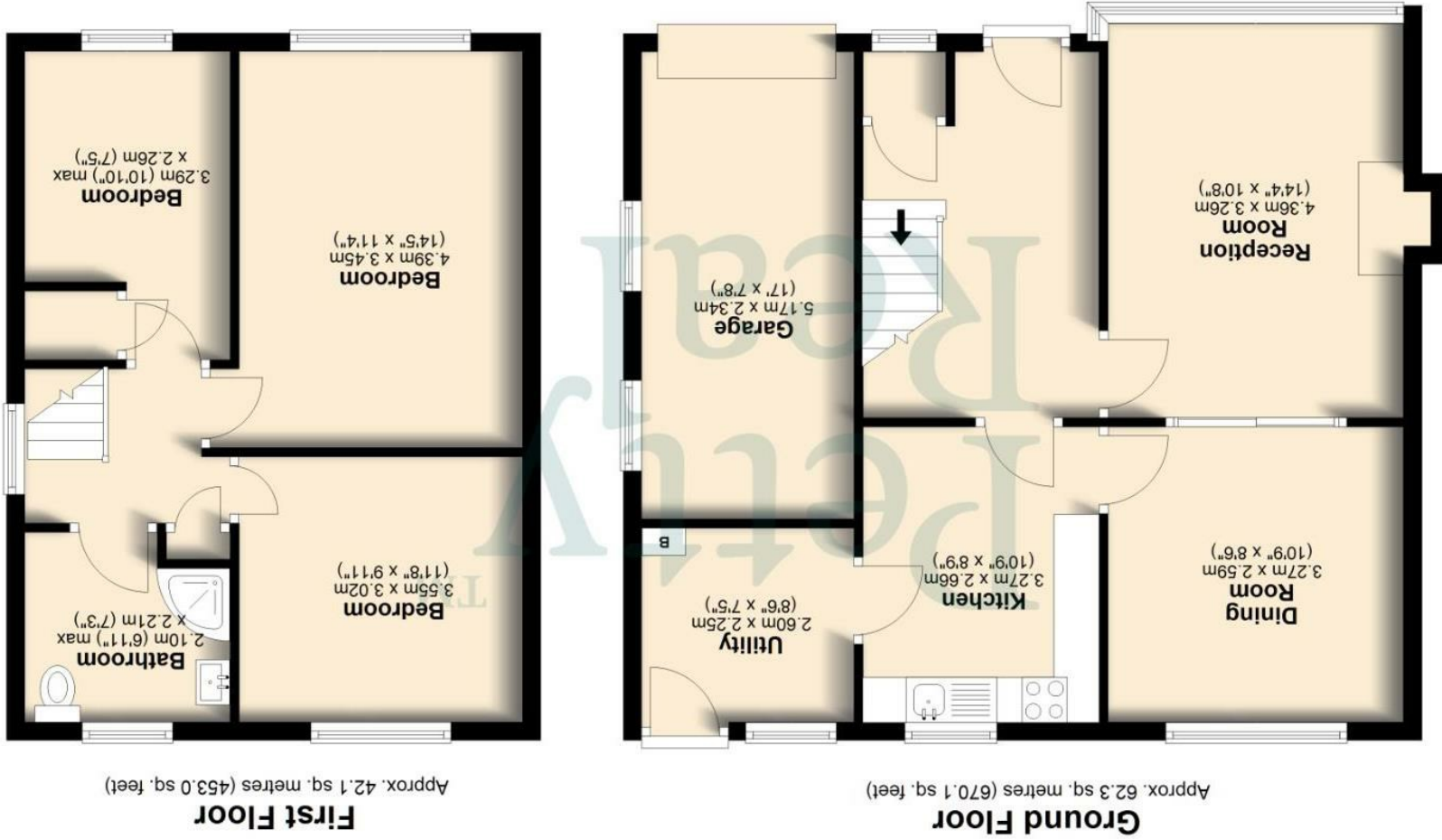


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

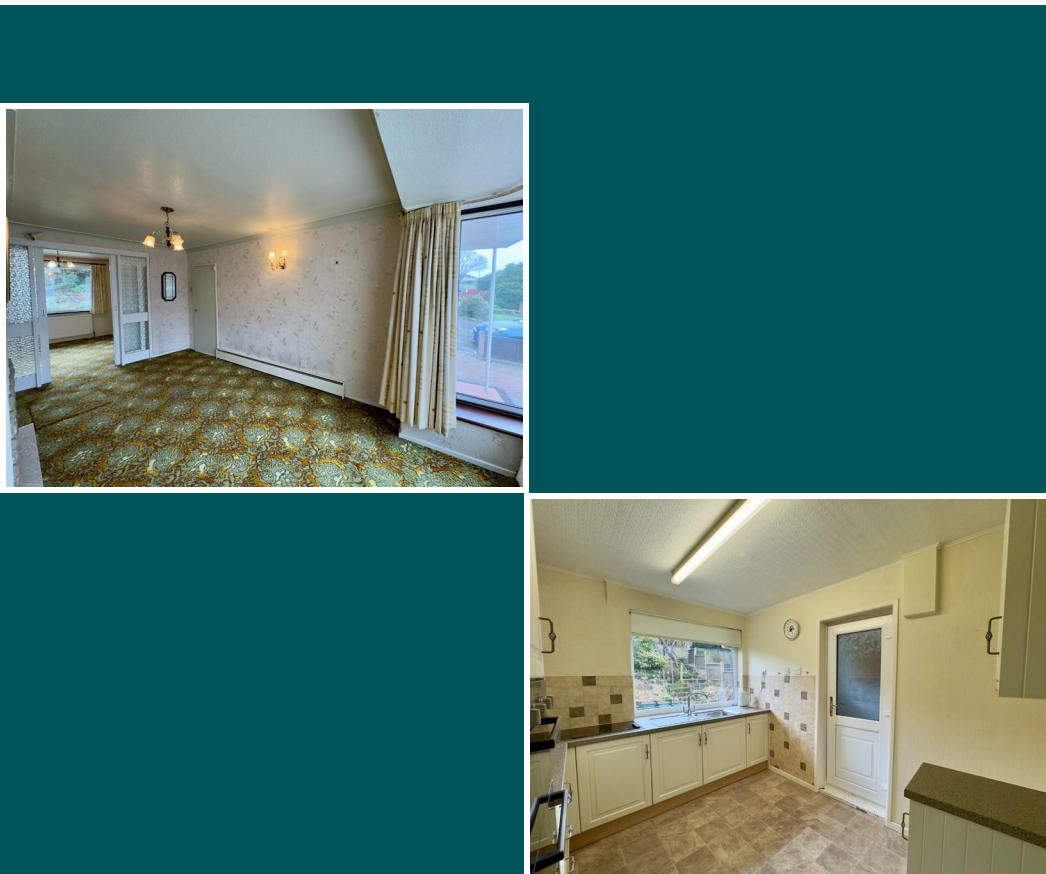
Raygill Avenue, Burnley

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

Total area: approx. 104.3 sq. metres (1123.1 sq. feet)



Asking Price £179,950



12 Raygill Avenue

Burnley
BB11 4RA



Council Tax Band: C



Petty Real are delighted to present Raygill Avenue, Burnley to the market for sale, offered with no onward chain delay. This three-bedroom semi-detached family home provides a fantastic opportunity for buyers looking to put their own stamp on a well-positioned property, with scope for light updating throughout.

The home benefits from a recently refurbished bathroom and well-proportioned living accommodation, making it an ideal choice for families, first-time buyers or investors alike. Externally, the property boasts a highly desirable south-facing rear garden, perfect for those who enjoy sunshine throughout the day and outdoor entertaining.

To the front, there is off-road parking for multiple vehicles along with a garage providing excellent additional storage.

Conveniently located, the property offers easy access to highly regarded local schools, as well as nearby amenities including Manchester Road railway station and Burnley town centre, ensuring great connectivity and everyday convenience.

Early viewing is highly recommended to fully appreciate the potential this home has to offer. Contact Petty Real today to arrange your viewing and avoid missing out.

Property Description

Upon entering the property, you are welcomed into the entrance hallway (2.61m x 4.05m), which provides access to the main ground floor living spaces. To the right-hand side of the front door is a useful storage cupboard (0.95m x 0.72m), ideal for coats, jackets and shoes. The staircase leading to the first floor is located directly ahead.

Positioned to the left of the hallway is the primary reception room (3.26m x 4.36m), a well-proportioned living space offering ample room for a variety of furniture arrangements including a large television with stand, sofas, coffee table and additional furnishings. To the rear of the living room, double sliding doors open into the dining room (2.59m x 3.27m), creating a wonderful flow between the two spaces while still allowing separation when required. The dining room also connects directly to the kitchen and provides plenty of space for a large dining table, making it perfect for entertaining family and friends. A large window overlooks the south-facing rear garden, allowing plenty of natural light to fill the room throughout the day.

The kitchen (2.66m x 3.27m) can be accessed from both the dining room and the entrance hall. It features worktop space along the rear and left-hand walls, with the sink positioned beneath a window overlooking the rear garden. The hob is located to the left of the sink, while the integrated oven is set within the left-hand wall cabinetry, which also provides both overhead and under-counter storage.

Leading off the kitchen is the utility room, which houses the boiler on the right-hand side. Beneath the rear-facing window is additional worktop space, along with room for a freestanding washing machine and separate tumble dryer.

Externally, accessed to the right of the front door, is the garage (2.34m x 5.17m), offering excellent additional storage space.

On the first floor, the main bedroom is positioned at the front of the property (3.45m x 4.39m) and offers generous space for a large bed, bedside cabinets, wardrobes and further freestanding furniture. Adjacent to this is bedroom three (2.26m x 3.29m), a versatile room which could be used as a nursery, guest bedroom or home office.

To the rear of the property is bedroom two (3.02m x 3.55m), a comfortable double room with space for a range of freestanding furniture, making it ideal as a teenager's bedroom or additional guest accommodation.

Completing the first floor is the family bathroom (2.21m x 2.10m), which has been recently refurbished and features a modern three-piece suite comprising a walk-in shower cubicle, wash basin and WC.

View more about this property online....

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