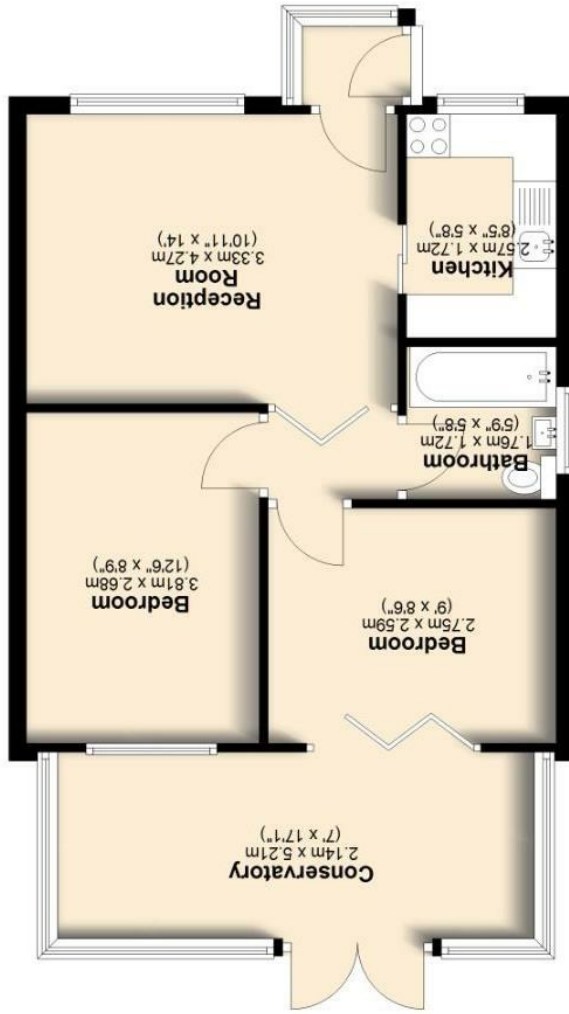




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes 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.

Crow Wood Avenue, Burnley

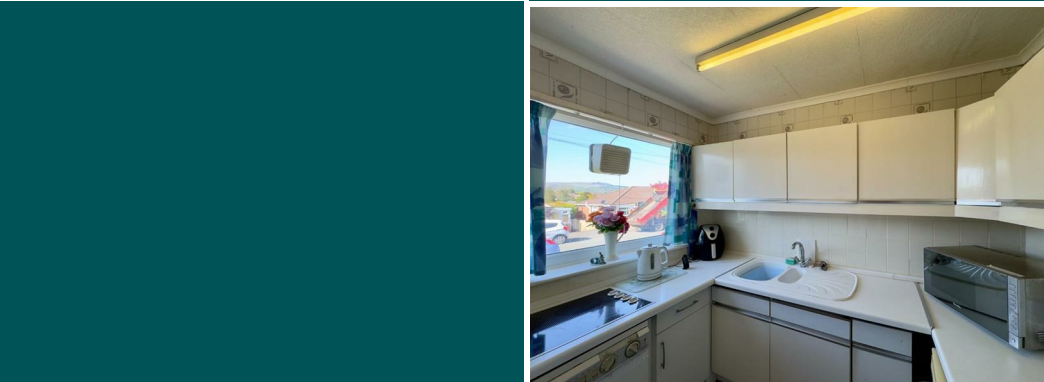
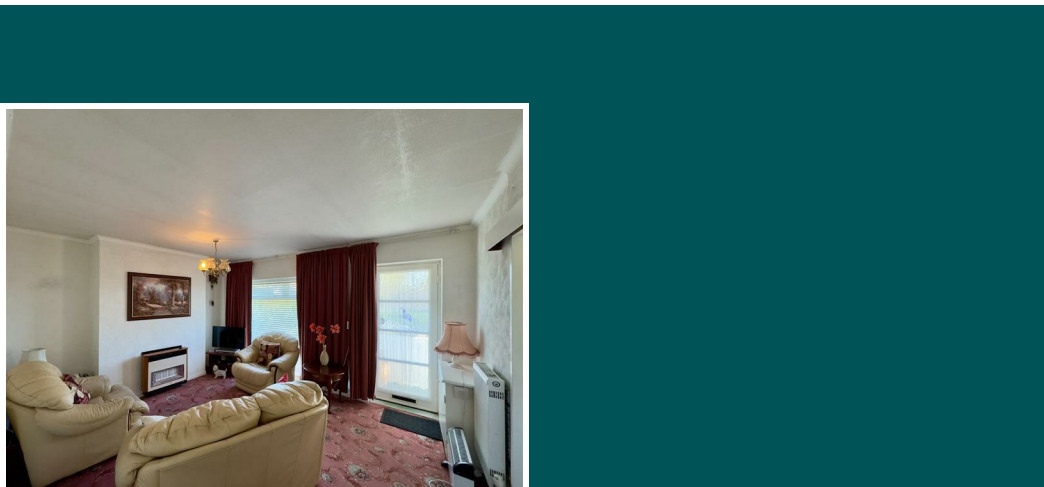
Total area: approx. 55.0 sq. metres (592.5 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



Ground Floor
Approx. 55.0 sq. metres (592.5 sq. feet)



Asking Price £165,000



17 Crow Wood Avenue

Burnley
BB12 0JG



Council Tax Band: B



Petty Real are delighted to present to the market Crow Wood Avenue, Burnley – a well-presented two bedroom true bungalow, thoughtfully arranged over one floor and offered for sale with no onward chain. Ideal for those looking to downsize or seeking the convenience of single-storey living, the property offers spacious and practical accommodation throughout. Internally, there is a generous reception room, two well-proportioned bedrooms, a modern three-piece bathroom suite, and the added benefit of a bright conservatory overlooking the rear garden. Externally, the property boasts off-road parking along with gardens to both the front and rear. Situated in the ever-popular Ightenhill area of Burnley, close to local amenities, transport links and scenic countryside walks, this is an excellent opportunity not to be missed.

Property Description

Upon entering the property through the front door, you are welcomed into a useful entrance vestibule measuring approximately 1.10m x 0.91m, providing a practical space before stepping into the main accommodation.

The vestibule leads directly into the spacious and inviting reception room, measuring approximately 4.27m x 3.33m. This bright and airy living space benefits from a large front-facing window, allowing plenty of natural light to flood the room. There is ample space for a range of furnishings including sofas, armchairs, media units and additional freestanding furniture, making it the perfect central hub of the home.

Accessed from the reception room is the kitchen, measuring approximately 2.57m x 1.72m. Well laid out with work surfaces to three sides, the kitchen offers both practicality and storage in abundance. A rear-facing window ensures the room remains light and bright throughout the day. The sink is positioned beneath the rear window, while the hob is located along the side wall. There is a range of base units throughout, complemented by wall-mounted storage units to the rear and side walls.

Moving through into the inner hallway, the bathroom is positioned to the left and measures approximately 1.76m x 1.66m. Fitted with a three-piece suite comprising a bath with overhead shower, wash basin and low-level WC, the bathroom is both functional and well proportioned.

Opposite the bathroom is the main bedroom, measuring approximately 3.81m x 2.68m. This generously sized double bedroom benefits from built-in wardrobes with an approximate depth of 0.71m, offering excellent storage solutions. There is also plenty of space for additional bedroom furniture to suit individual requirements. The property's boiler is conveniently housed within the wardrobe space and has recently been replaced.

At the end of the hallway is the second bedroom, measuring approximately 2.75m x 2.60m. Currently utilised as a dining room, this versatile space could equally serve as a guest bedroom, home office, hobby room or additional sitting area, depending on a buyer's needs.

Accessed from the second bedroom is the conservatory, an impressive addition to the home measuring approximately 5.21m x 2.33m. This wonderful rear-facing space is flooded with natural light and offers a peaceful setting to relax, dine or entertain while enjoying views over the beautifully maintained, elevated rear garden.

Externally, the property also benefits from off-road parking and gardens to both the front and rear, further enhancing the appeal of this superb bungalow.

View more about this property online....

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