

Because life is

Petty
Real™

30 Gainsborough Avenue
Burnley
BB11 2NH



For Sale

Asking Price £170,000

- Substantial End Terrace Property.
- Three Bedrooms.
- Three Reception Rooms.
- Two Bathrooms - Downstairs Bathroom With Utility Space.
- Large Modern Fitted Kitchen.
- Low Maintenance Rear Yard With Outdoor Shed.
- Off Road Parking Space To The Front.
- Located Close To Highly Regarded Local Schools & Amenities.
- Situated Near To Manchester Road Train Station & Major Bus Route.
- Freehold | Council Tax Band: A | EPC Rating: TBC



Petty Real are delighted to present to the market Gainsborough Avenue, Burnley – a substantial three-bedroom end-terrace property offering a fantastic family home ready for its next owner.

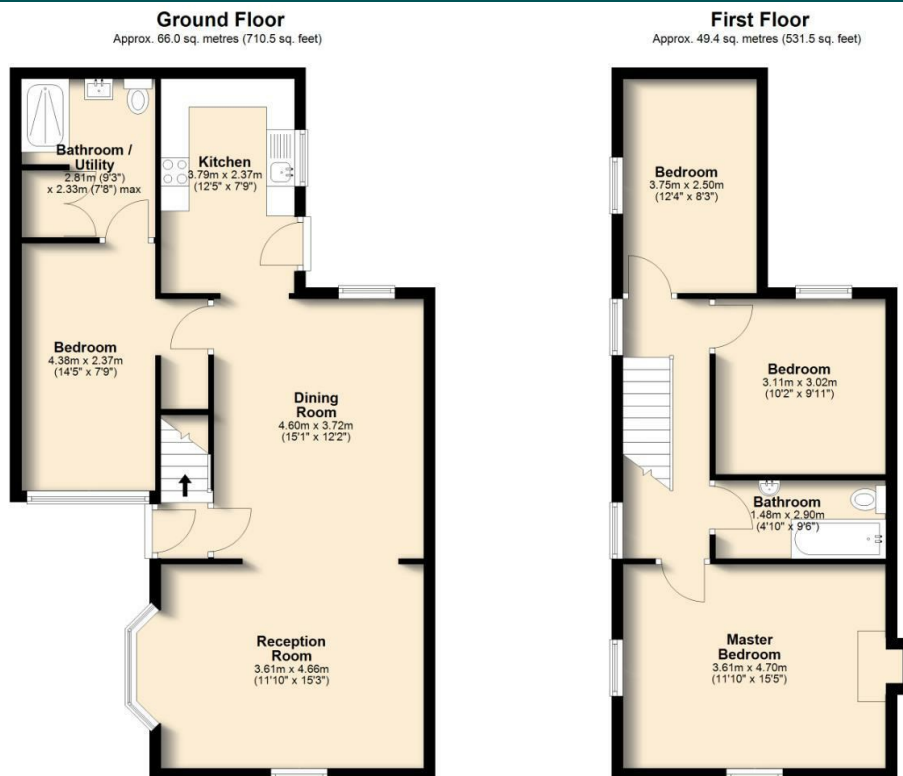
Upon entering through the front door and lobby, the ground floor reveals two flexible reception rooms. To the right is the main living room, a bright and welcoming space featuring a large bay window that floods the room with natural light and provides ample space for a range of furniture arrangements including sofas, coffee table and media unit. The second reception room is an excellent dining space, comfortably accommodating an eight-seater dining table along with additional storage furniture, enhanced by a large window creating a light and airy feel.

The modern fitted kitchen is well laid out with worktops to the left, rear and right elevations. It benefits from a sink positioned beneath a window overlooking the rear yard, an oven and gas hob to the left, and space for a freestanding fridge freezer. Completing the ground floor is an additional reception room, ideal for a variety of uses, with access to a three-piece bathroom suite comprising a walk-in shower, WC and wash basin, along with added storage and utility space.

To the first floor, the spacious master bedroom is located at the front of the property and offers plenty of room for freestanding furniture. A three-piece family bathroom with bath, WC and wash basin sits centrally, while to the rear are two further well-proportioned bedrooms, perfect for children, guests or home office use.

Externally, the property benefits from off-road parking to the front and a private rear yard with an outbuilding providing useful additional storage.

The location is a key selling point, situated close to highly regarded local schools, within walking distance of Burnley town centre, and near Manchester Road train station, making it ideal for commuters.



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

Gainsborough 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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