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Real™

26 Deerstone Avenue  
Burnley  
BB10 4QG



## For Sale

- Available For Sale With No Onward Chain Delay.
- Two Bedroom Mid Terrace.
- Large Reception Room.
- Kitchen To Rear With Understairs Storage.
- Three Piece Family Bathroom.

## Offers In The Region Of £99,950

- Garden To Front & Rear.
- Located A Short Walk From Turf Moor & Burnley Town Centre.
- Close To Highly Regarded Schools.
- Ideal For First Time Buyers / Investors.
- Freehold | EPC Rating: C | Council Tax Band: A.



Petty Real are delighted to present Deerstone Avenue, Burnley – a two-bedroom mid-terrace property offered for sale with no onward chain delay. An ideal purchase for first-time buyers or investors, this home offers generous living accommodation in a convenient location close to local amenities.

On entering, the front reception room provides a bright and welcoming living space, with a large window flooding the room with natural light. This versatile room easily accommodates a variety of freestanding furniture, making it perfect for relaxing or entertaining.

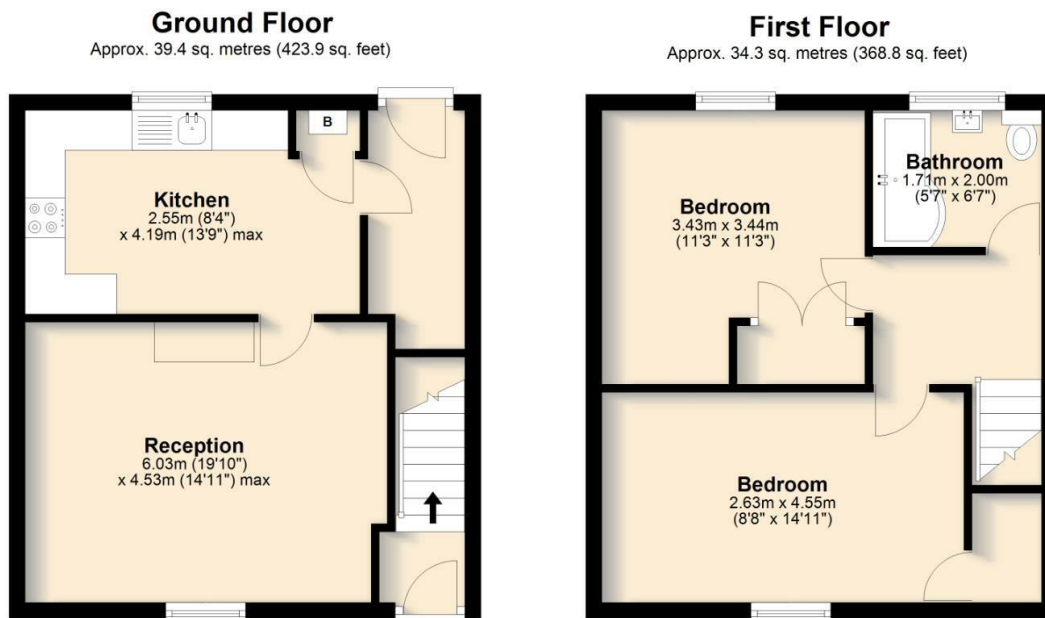
To the rear, the kitchen is well laid out with counter space along three sides, offering ample storage both above and below. A sink is positioned beneath the rear-facing window overlooking the garden, while there is also space for a freestanding cooker. A cupboard houses the boiler, and a useful understairs storage space adds further practicality.

Upstairs, the property boasts two well-proportioned bedrooms, both benefitting from built-in storage. The front bedroom includes over-stairs storage, while the rear bedroom offers a cupboard conveniently located by the door. Each enjoys large windows, ensuring a bright and airy feel throughout.

The bathroom comprises a traditional three-piece suite including bath with overhead shower, wash basin, and WC.

Externally, the property benefits from both a front garden and a good-sized rear garden, providing outdoor space for relaxing or entertaining.

Located just a short walk from Turf Moor Stadium and Burnley Town Centre, the property is ideally positioned close to highly regarded local schools, shops, and transport links, making it a superb opportunity to step onto the property ladder or expand a rental portfolio.



Total area: approx. 73.6 sq. metres (792.7 sq. feet)

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

Plan produced using PlanUp.

### Deerstone 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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