

Because life is

Petty  
Real™

8 Coleshill Avenue  
Burnley  
BB10 4LH



For Sale

Asking Price £125,000

- Available For Sale With No Onward Chain Delay!
- Attention Investors / Builders.
- Massive Potential!
- Semi Detached House.
- Three Bedrooms.

- Large Reception Room.
- Off Road Parking & Garage.
- EPC Rating: TBC
- Council Tax Band: B.
- Leasehold.



Petty Real proudly presents this fantastic opportunity on Coleshill Avenue, Burnley – a spacious three-bedroom semi-detached property, perfect for builders, investors, or those looking for a renovation project.

Set back from the road, the property boasts off-road parking for 2–3 cars via a private driveway and features a neat front garden offering excellent kerb appeal.

Upon entering, you're welcomed into a generous full-length reception room, flooded with natural light from a charming front bay window. This expansive space provides ample potential for open-plan living or zoned areas for relaxation and dining.

To the rear, accessed from the lounge, sits the kitchen area, ready for reconfiguration to suit modern tastes. Currently featuring a sink set within a bay window, it overlooks the rear garden and offers excellent scope for transformation.

Upstairs, the master bedroom sits to the front of the property and includes another attractive bay window, enhancing the sense of space and light. Adjacent is bedroom three – ideal as a child's room, nursery or home office. To the rear, bedroom two offers a good-sized space with scope to make a comfortable teenager's room or guest suite.

The bathroom includes a two-piece suite with bath and overhead shower, plus a separate WC – a layout that could be easily modernised.

Outside, the property benefits from a generous rear garden, ideal for families, outdoor entertaining, or future landscaping projects.

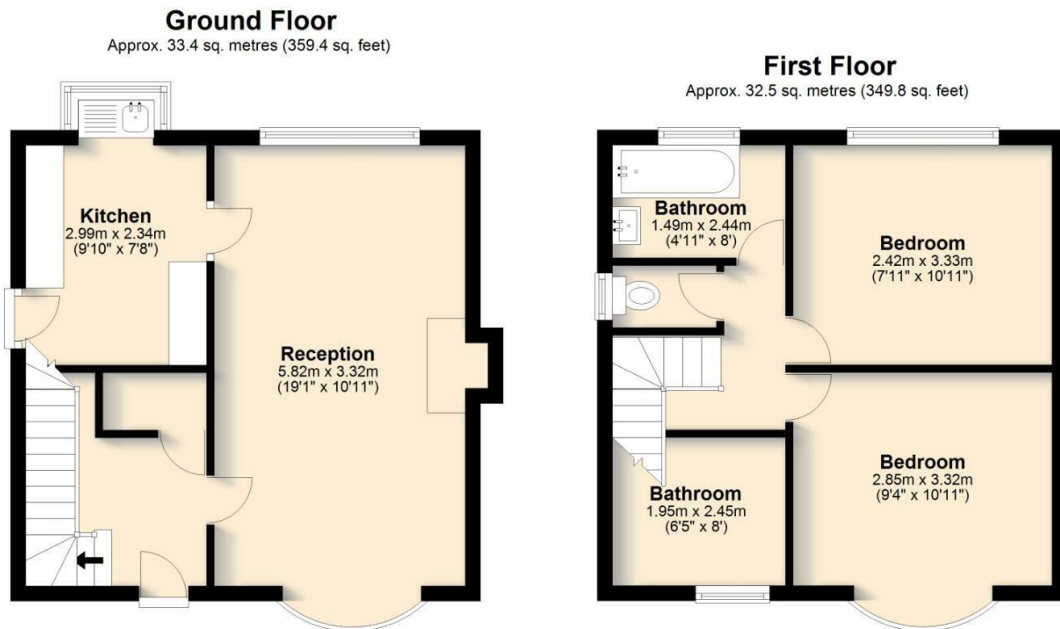
**Key Information:**

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: B

A property with huge potential in a sought-after location – don't miss your chance to create your ideal home or next investment. Call our Burnley branch on 01282 415111 to arrange a viewing today.



**Total area: approx. 65.9 sq. metres (709.2 sq. feet)**

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

**Coleshill Avenue, Burnley**



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