

Because life is

PettyTM
Real

11 Bentham Avenue
Burnley
BB10 1XZ



For Sale

- For Sale With No Onward Chain Delay!
- Semi Detached Bungalow - Perfect For Those Looking To Downsize!
- Two Bedrooms. Master With Fitted Wardrobes And Storage.
- Modern Three Piece Suite Bathroom.
- Large Kitchen Dining Space To Rear.

Offers In The Region Of £219,950

- Conservatory With New Roof Accessed Off The Kitchen Dining Room.
- Off Road Parking With Garage.
- EPC Rating: C.
- Council Tax Band: C.
- Leasehold.



Petty Real are delighted to present this charming two-bedroom semi-detached bungalow on Bentham Avenue, Burnley. Offered for sale with no onward chain, this property is ideal for those looking to downsize or seeking single-level living in a peaceful residential setting.

Upon entering, you are welcomed into a bright and spacious reception room situated at the front of the property. This primary living space features a beautiful rounded bay window, allowing natural light to fill the room and create a warm, inviting atmosphere.

To the right of the lounge are two well-proportioned bedrooms. The master bedroom, positioned at the front, includes integrated wardrobes, providing excellent storage while minimising the need for additional furniture. The second bedroom is slightly smaller but benefits from fitted wardrobes and shelving, leaving ample space for freestanding items.

Across the hall, the contemporary bathroom has been tastefully upgraded with a walk-in shower cubicle, low-level WC and wash basin—all finished to a high modern standard.

At the end of the hallway is the heart of the home: a generous kitchen-diner with extensive counter space along three sides, and a sink set beneath a rear-facing window. Integrated appliances include a fridge freezer, induction hob, electric oven, and microwave. From here, step into the conservatory, a versatile and light-filled room benefitting from a new roof—ideal for relaxing year-round. French doors open onto a low-maintenance rear garden, featuring a combination of patio and astroturf, perfect for outdoor enjoyment with minimal upkeep.

Externally, the front offers a multi-car driveway, detached garage, and a tidy lawned garden.

Tenure: Leasehold
EPC Rating: C
Council Tax Band: C

To arrange your viewing, contact Petty Real Burnley today on 01282 415111. Don't miss out!

Ground Floor



Total area: approx. 81.3 sq. metres (874.6 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 PlanItUp.

Bentham 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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