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Real

6 Hollins Avenue  
Burnley  
BB10 4JF



## For Sale

- Available For Sale With No Onward Chain Delay!
- Detached Bungalow.
- One Ground Floor Bedroom & Two First Floor Bedrooms.
- Large Reception Dining Space With Picturesque Views.
- Two Bathroom Suites.
- Kitchen With Utility Space.

## Offers Over £230,000

- Conservatory Overlooking Rear Garden.
- Off Road Parking & Garage.
- Highly Desirable Location.
- Freehold | Council Tax Band: D | EPC Rating: D.



Petty Real Estate are pleased to present Hollins Avenue, Burnley – a charming detached bungalow, offered for sale with no onward chain delay. This delightful home offers a versatile layout and stunning countryside views, making it a perfect retreat for those seeking a tranquil yet practical living space.

**Ground Floor:**

As you step through the front door, you are welcomed into the spacious reception room, positioned at the front of the property. The room's generous size provides flexibility, easily accommodating a dining area or additional seating. Large windows frame the picturesque views of the surrounding countryside, creating a serene backdrop that you can enjoy for hours.

Adjacent to the reception room is a well-appointed wet room, featuring a walk-in shower, sink, and toilet. Across the hallway, a versatile ground-floor bedroom is currently used as a second reception room, but it could easily be adapted to suit your needs—whether as a home office or additional living space. This room overlooks the private rear garden, bringing in natural light and a sense of peacefulness.

The kitchen, located nearby, offers ample counter space on all sides, with the hob on the left and the sink positioned beneath a window that looks out to the rear garden. Off the kitchen is a conservatory, providing extra living space, and a utility room that adds convenience to everyday tasks.

**First Floor:**

Upstairs, you'll find two generously sized bedrooms, each with views of either the front or the rear garden. Both rooms feature eaves storage, ensuring ample space for your belongings. There is also a family bathroom on this floor, with a three-piece suite including a corner bath with overhead shower, sink, and toilet.

**Exterior:**

To the front, the property boasts off-road parking, while the private rear garden offers a peaceful outdoor retreat.

With no onward chain, this well-positioned bungalow offers a rare opportunity to own a property with both practicality and charm.



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

**Hollins 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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