

Because life is

Petty Real™

For Sale



9 Escar Street
Burnley BB11 4HX

£59,950



Occupying a select row consisting of only six properties this end of terrace property occupies a convenient situation being within comfortable walking distance of Burnley Town Centre and numerous local amenities whilst enjoying a aspect over the adjacent grasses area.

Key Features:

- POPULAR LOCATION
- TWO RECEPTION ROOMS
- OUTSIDE WC
- THREE PIECE BATHROOM
- PRIVATE RESIDENTS PARKING
- SPACIOUS LIVING ACCOMMADTION
- EXTENDED KITCHEN
- FITTED WARDROBES
- GFCH
- PRIVATE REAR YARD

Tenure: Leasehold
EPC Rating: E
Council Tax Band: A



2 BEDROOM House - Terraced



Main Description:

Occupying a select row consisting of only six properties this end of terrace property occupies a convenient situation being within comfortable walking distance of Burnley Town Centre and numerous local amenities whilst enjoying a aspect over the adjacent grasses area.

The M65 motorway is only a short distance away together with Manchester Road train station therefore providing excellent commuting to neighboring towns and cities.

The extended living accommodation is arranged over two floors and comprises briefly of a lounge located to the front of property and a second reception room to the rear which is currently utilised as a dining room. The extended separate kitchen creates an open plan arrangement to the rear reception room reflecting today's modern family requirements.

On the first floor there is a double bedroom to the front with fitted wardrobes and a further double bedroom to the rear. The bathroom houses a three piece suite in white consisting of a low-level WC pedestal hand wash, panelled bath with a mixer power shower over.

Externally there is private residents parking to the front with an annual charge and an enclosed yard to the rear with an outside wc.

For satnav purposes please use the postcode BB11 4HX.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property