

Because life is

# Petty Real™

# For Sale



24 Upperbrook Court  
Greenbrook Road  
Burnley BB12 6PY

£75,000



This stylish two bedroomed apartment is located in the highly desirable Lowerhouse area of Burnley. Close to local amenities, schools and motorway links perfect for the commuter conscious purchaser and ideally suited for young professionals or downsizers.

## Key Features:

- Stylish Apartment
- Spacious Lounge
- Modern Dining Kitchen
- Private Allocated Parking
- Ideal for Commuters
- 2 Double Bedrooms
- 'Juliet' Balcony
- 3 Piece Bathroom
- UPVC DG & GFCH
- Local Amenities

Tenure: Leasehold

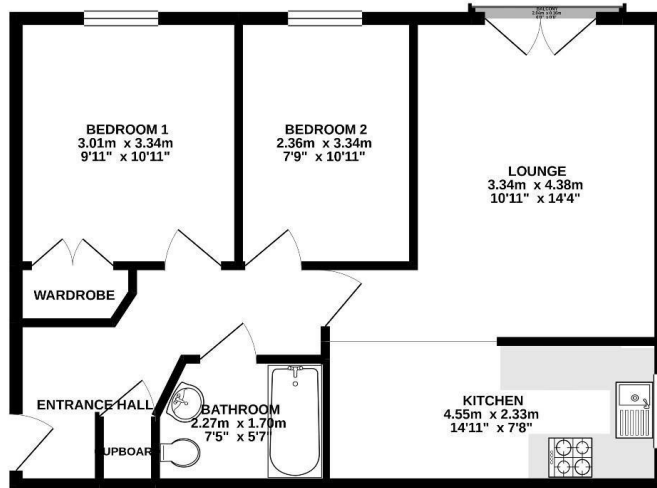
EPC Rating:

Council Tax Band:



# 2 BEDROOM Flat - Purpose Built

GROUND FLOOR  
55.0 sq.m. (592 sq.ft.) approx.



TOTAL FLOOR AREA: 55.0 sq.m. (592 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan created here, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with Metreps 10/20

## Main Description:

This stylish two bedroomed apartment is located in the highly desirable Lowerhouse area of Burnley. Close to local amenities, schools and motorway links perfect for the commuter conscious purchaser and ideally suited for young professionals or downsizers.

Alternatively the property presents a fantastic investment opportunity for landlords.

The decoration is neutrally finished throughout. Comprising briefly: A first floor communal entrance leading into the apartment hallway. The living room is located to the front of the apartment with french doors and a 'Juliet' balcony together with an open plan arrangement to the kitchen which has ample space for dining. There are two double bedrooms and a spacious three piece bathroom suite in white.

Externally, the property benefits from a private numbered parking space. Early viewing is highly advised, simply please contact a member of the Petty Real team to arrange your viewing.



**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