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Sale



50 Bluebell Grove
Burnley BB11 5FA

£125,000



Presenting an ideal purchase for young professionals, small family or rental investors, this extended two bedroom mews property is being welcomed to the market, located in a highly desirable area of Burnley accessed off Rossendale Road.

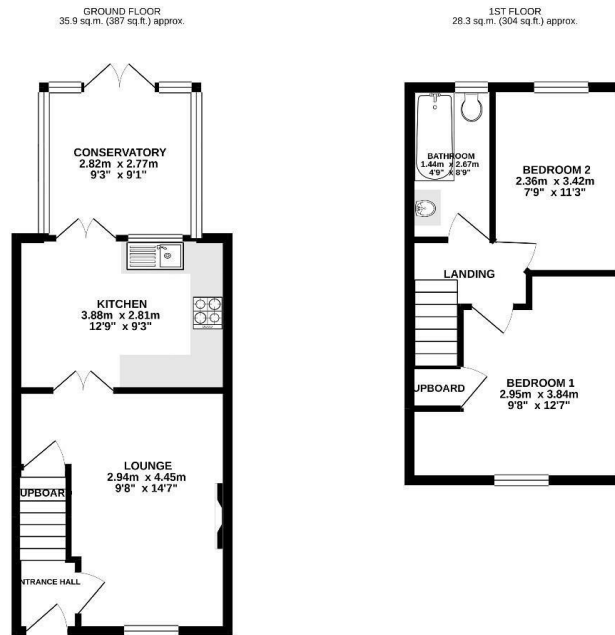
Key Features:

- FIRST TIME BUYERS
- HIGHLY DESIRABLE AREA
- INTEGRATED APPLIANCES
- GENEROUS BEDROOMS
- DOUBLE DRIVEWAY
- RENTAL INVESTORS
- MODERN FITTED KITCHEN
- CONSERVATORY EXTENSION
- THREE-PIECE BATHROOM
- LANDSCAPE GARDENS

Tenure: Freehold
EPC Rating: C
Council Tax Band: B



2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 64.2 sq.m. (691 sq ft) approx.
While every attempt has been made to ensure the accuracy of the floorplans depicted, measurements of floor areas, room sizes and other features are approximate and not guaranteed to hold for the entire duration of the marketing. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown are to be understood as approximate and not intended to be taken as an offer of any specific services or fittings.
House and Building (2022)

Main Description:

Presenting an ideal purchase for young professionals, small family or rental investors, this extended two bedroom mews property is being welcomed to the market, located in a highly desirable area of Burnley accessed off Rosendale Road.

The accommodation comprises; on the ground floor of an entrance hallway, with straight flight staircase ascending to the first floor. The lounge is located to the front of the property with UPVC double glazed windows, useful under stairs storage and laminate wood flooring, provides a modern and practical hard wearing finish.

Partially glazed double doors access the dining kitchen, where there is a modern wrap-around arrangement of wall, base and drawer units, with coordinating working surface, integrated appliances include a fan assisted electric oven, four ring hob with extractor over and a slimline integrated dishwasher.

The conservatory extension provides a welcome addition, where there is a continuation of the laminate wood flooring, UPVC double glazed windows and french doors, which overlook and access the rear garden.

On the first floor there is a double bedroom to the front of the property, with useful storage cupboard to the rear. There is a particularly generous single bedroom, and a modern three-piece bathroom suite in white consisting of a low-level WC, vanity hand wash basin and panelled bath with shower over, complete with fully tiled walls. Access to the loft via a ladder and it is part boarded.

Externally there is a tarmac double driveway to the front of property, and to the rear is a low maintenance landscaped garden, with secure timber fencing.



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