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For
Sale



18 Plover Street
Burnley BB12 0HE

£80,000



Key Features:

- 2 Bed Stone Built Terrace
- Separate Kitchen & Utility
- Modern 3 Piece Bathroom Suite
- Modern Grey Carpeting
- Enclosed Yard To the Rear
- 2 Reception Room
- Double & Generous Single Beds
- Neutral White Deco Throughout
- Garden Forecourt
- Ideal For First Time Buyers

Tenure:

EPC Rating: D

Council Tax Band:



26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



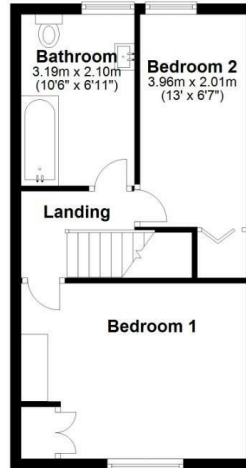
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2 BEDROOM House - Terraced

Ground Floor



First Floor



Main Description:

Positioned within this extremely desirable residential area, just off Padiham Road, on the fringe of Ightenhill this is an exceptionally attractive stone built mid terrace property indeed affording the kind of accommodation that will easily appeal and certainly be a fabulous home to any first time buyer or ideal investment property.

The accommodation is arranged over two floors and comprises on the ground floor of an entrance vest leading to the entrance hall with a central staircase ascending to the first floor. The larger of the two reception rooms is positioned to the rear of the property complete with a living flame gas fire set within a stylish surround which provides an attractive focal point. There is useful understairs storage and access to the front reception room which has the flexibility to be utilised as a formal dining space or as an additional lounge.

The separate kitchen houses a modern range of cabinetry with gloss white fronts and wood effect working surfaces with space for free standing appliances. There is also the addition of a small practical utility room.

On the first floor you will find two bedrooms consisting of a double bedroom to the front with fitted wardrobe and a generous second single bedroom complete with a walk-in wardrobe.

The bathroom comprises of a three piece suite in white consisting of a low level W.C, hand wash basin, panelled bath with mixer shower attachment, glazed screen and a modern contrasting grey mosaic tiled splash back.

Externally to the front of the property is a garden forecourt and to the rear of the rear of the property is an enclosed rear yard.



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