

Because life is

Petty  
Real™

2/4 Fir Street  
Burnley  
BB10 4AL



For Sale

Offers Over £100,000

- Two Terraces
- Large, Family Home
- Three Double Bedrooms
- Kitchen/Diner
- Double Garage

- HMO Potential
- Close To Local Schools
- Modernization Needed
- Virtual Tour Available
- VIEWING IS A MUST!



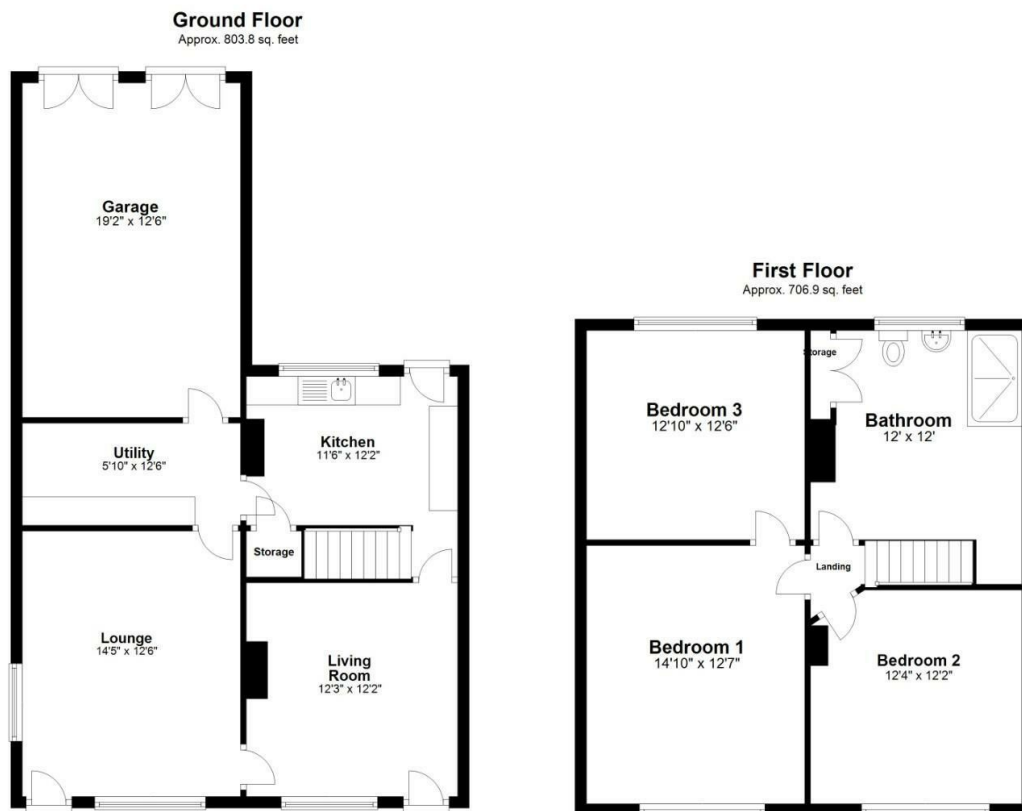
Fantastic, stone-built end of terrace which originally was an old bottle shop/two terraces, now converted into one fabulous sized family home. Close to local schools, bus stops, and a short walk to the Burnley Town Centre. Some modernization is required to bring this home to its full potential.

As you approach the property, there are still two separate entrances which both lead into the living room and lounge one of which is fitted with a gas fire. To the rear, there is a large, kitchen/diner with matching walls, base, and drawer units with contrasting working surfaces also fitted with a gas fire. Adjacent to the kitchen is a utility room with access to the double garage to the rear which could possibly be converted into another living space.

On the first floor, there are three, substantial-sized bedrooms all of which are doubles, and the family bathroom is a three-piece suite in white comprising a low-level WC, pedestal hand wash basin, and a quadrant shower with a mixer tap. The bathroom is a generous size and could be split to create a fourth bedroom.

The property also benefits from double glazing throughout and a new boiler which is still under warranty.

Externally there is a privately enclosed rear yard that runs parallel to the double garage which can both be accessed via the back street. The property also presents itself to be converted to an HMO, flats with further investigation or split the title back to separate terraces.



Total area: approx. 1510.6 sq. feet



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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