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Petty
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70 Moorland Road
Burnley
BB11 2NX



For Sale

- Quasi-Semi
- Three Bedrooms
- Off-Road Parking
- Garden & Decking
- Three-Piece Bathroom

Offers Over £115,000

- Fitted Kitchen
- Downstairs WC
- Close To Burnley Town Centre
- Rosehill Area
- Perfect for FTB & Growing Families



Three bed quasi semi in the highly sought after location of Rosehill. The property is perfect for a growing family or first time buyer looking for a large garden and off-road parking. Close to local amenities, bus stops and a short walk into Burnley Town Centre.

Entering the property you have access to the first floor and the front living room which is a grand size and fitted with an electric fire. To the rear is the kitchen which has been fitted with matching wall, base and drawer units with contrasting working surfaces with a range of appliances such as electric oven, hob and stainless steel sink/drainer. There is also plumbing for a washing machine.

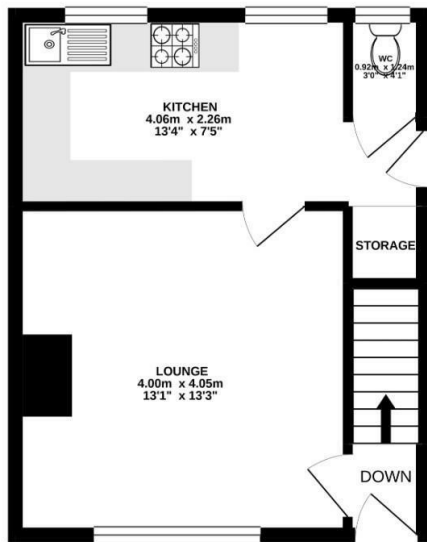
There is a downstairs WC with a gas heater and a useful under stairs storage with access to the rear garden.

On the first floor there are two double bedrooms and a generous sized single bedroom. The family bathroom is a three-piece suite in white comprises low-level WC, pedestal hand wash basin and a paneled bath with an overhead shower.

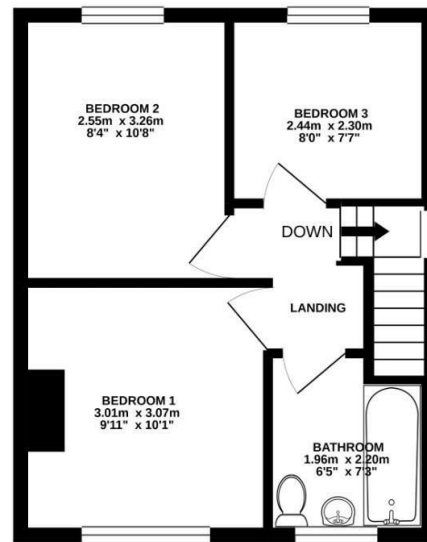
Externally there is a front garden and a rear garden with a large decking area, paved sitting area and a carport providing one off-road parking spot which can be accessed from the back street.

The property benefits from modern day comforts such as gas central heating, with a new boiler being fit in February 2021, and uPVC double glazing.

GROUND FLOOR
30.8 sq.m. (332 sq.ft.) approx.



FIRST FLOOR
31.0 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA: 61.8 sq.m. (665 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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