

Because life is

# Petty Real™

# For Sale



18 Mayfair Road  
Burnley BB10 4HW

£130,000



## Key Features:

- Three Bed Semi Detached
- Pike Hill Area
- Detached Garage
- Close To Cliviger & Worsthorne
- Front & Back Garden
- Open Plan Living/ Dining Room
- Driveway For Multiple Cars
- Highly Sough After Area
- Family Home
- **MUST VIEW PROPERTY!**

**Tenure: Leasehold**

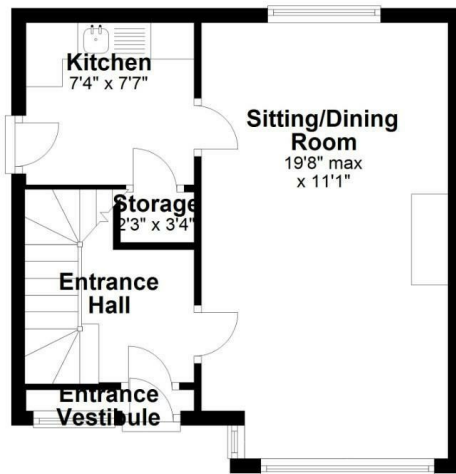
**EPC Rating: E**

**Council Tax Band:**

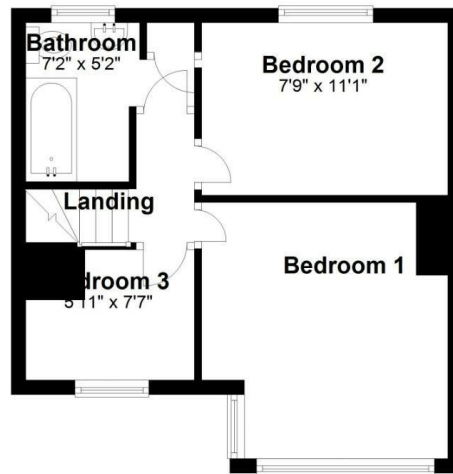


# 3 BEDROOM House - Semi-Detached

Ground Floor



First Floor



## Main Description:

\*\*\*CASH BUYERS ONLY\*\*\*

Fantastic opportunity to acquire this three-bed semi-detached in the highly sought after area of Pike Hill. Close to local schools, amenities, bus stops, and walks to Worsthorne & Cliviger.

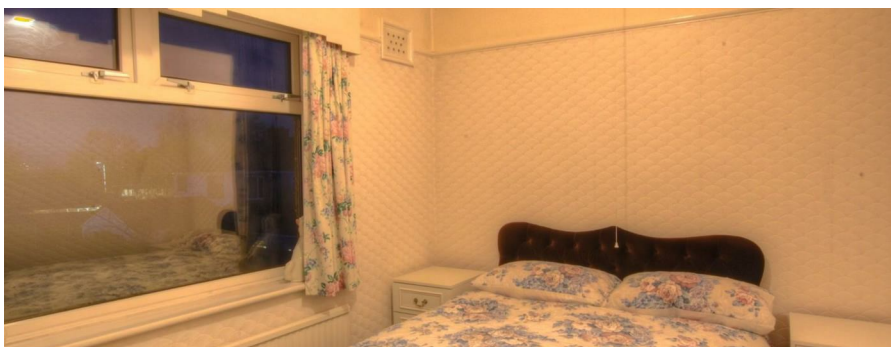
This large bay fronted semi provides a great space for a growing family, or individuals who are looking to put their own \*Stamp\* and design their ideal home. Entering the property via the entrance vestibule you are welcomed into the entrance hall which provides access to the first floor or the open plan living room/ diner which houses a gas fire and the back boiler.

The kitchen has matching wall, base, and drawer units in an L shape arrangement with contrasting worktop surfaces.

On the first floor, there are two double bedrooms and a single. The family bathroom houses a three-piece suite comprising a low-level WC, hand wash basin, and paneled bath.

Externally there is a driveway for multiple cars to the front and side of the property, front and rear gardens with a detached garage.

The property shows great potential for an extension or a \*Grand Design\* makeover. This is a rare opportunity and a viewing is imperative.



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