

Because life is

Petty
Real™

7 St. Georges Square
Burnley
BB10 3FG



For Sale

- 3 Bedrooms
- Semi-Detached
- Family Home
- Drive
- Low Maintenance Garden

Offers Over £145,000

- Close To The Hospital
- Ideal For First Time Buyers
- Modern
- Close to Transport Links
- Downstairs W/C



A modern three bed semi-detached house with parking to the front and a large garden to the rear, this house would suit a growing family or first time buyers. Situated in a quiet cul-de-sac with local amenities nearby, a short distance from Burnley General Hospital and not far from the M65 allowing access to Manchester, Preston and Blackburn.

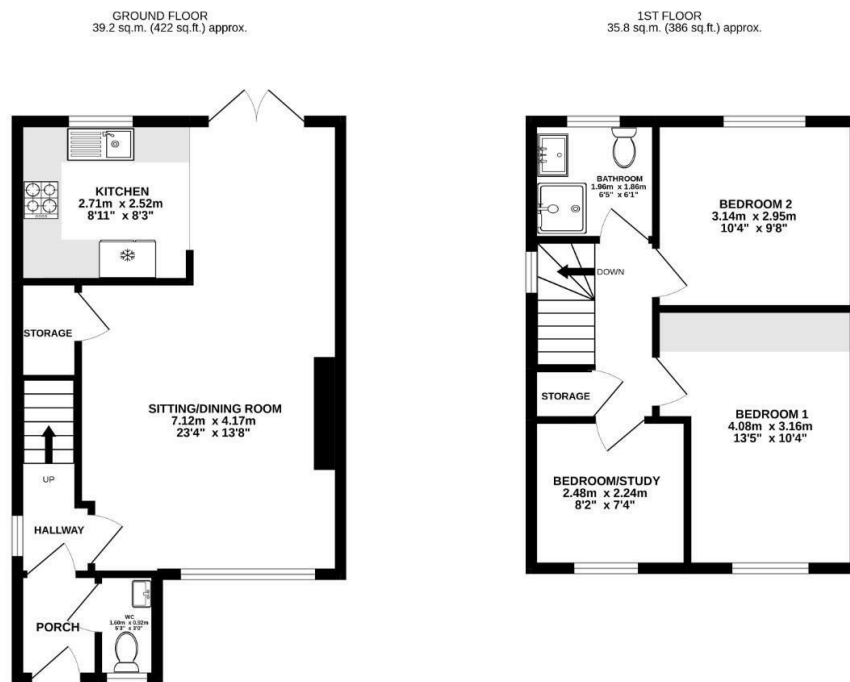
Entering from the front of the property in to the porch with a fully tiled downstairs cloakroom with low level WC and space saver wash basin off to the side.

Through the hallway you enter the open plan living, kitchen and dining room with views out onto the rear garden. With a warm, homely feel the living room is perfect for family life with plenty of storage under the stairs. The dining room is an extension of the light and modernised kitchen, which benefits from fitted cupboards, drawers, stainless steel sink, oven and hob with plenty of extra room for a full sized American fridge freezer.

Up to the first floor there are two generous sized double bedrooms and one single which is currently being used as an office/study. The master bedroom profits from having plenty of space to allow a full wall of wardrobes whilst not deterring from the size of the room.

The light and airy second bedroom sits adjacent from the family bathroom which has been lovingly modernised with built in cupboard and wash basin, low level WC and walk in shower. The third bedroom is currently being used as a home office but would easily fit a single bed for a growing family.

Externally there is a driveway to the front of the property and to the rear an easy maintainable garden with astro-turf, decking and small patio area.



TOTAL FLOOR AREA : 75.0 sq.m. (807 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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