

Because life is

Petty<sup>TM</sup>  
Real

3 Arnold Close  
Burnley  
BB11 3QG



For Sale

£155,000

- Bungalow
- Semi-Detached
- Large Driveway
- Garage
- Large Garden

- Two Bedrooms
- Investors
- Renovation Project
- Quiet Residential Area
- Cul-de-sac



A rare opportunity has arisen to acquire this semi-detached bungalow in a quiet cul-de-sac in Burnley. Close to Burnley Golf club and Towneley Park and Burnley town centre a short drive away, this property is ideal for someone looking for a renovation project or investment.

Entering the property through the front door into the main entrance hallway where you can access all other rooms in the home.

The main living room at the front of the house benefits from a large window making it bright and airy. The second bedroom is across the hall and also has a large window overlooking the front garden. The master bedroom is at the back of the property overlooking the rear garden.

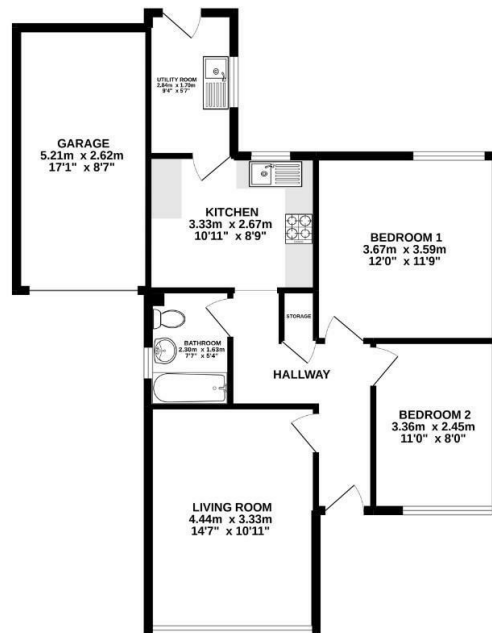
The bathroom boasts a white three piece suite with WC, pedestal wash basin and bath with shower.

The kitchen benefits from matching cupboard, drawer and wall cabinets, stainless steel sink and oven with gas hob. Off the back of the kitchen is an additional room which allows access to the rear garden and would make a nice utility or garden room.

Externally there is a spacious driveway leading up to the garage on the side of the property, a gravelled garden to the front and a substantial rear garden.

The house has gas central heating throughout.

GROUND FLOOR  
74.9 sq.m. (806 sq.ft.) approx.



TOTAL FLOOR AREA: 74.9 sq.m. (806 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 misstatement. 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.  
Model ref: 000000-0000



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