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13 Rosehill Road  
Burnley BB11 2JT

£159,995



### Key Features:

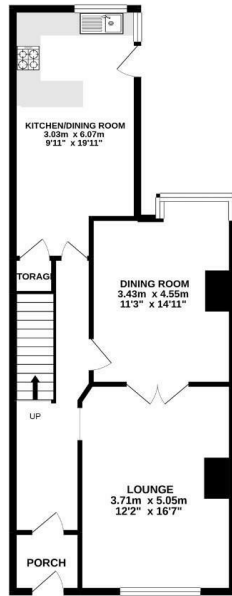
- Elevated, Mid-Terrace
- Two Reception Room
- Close To Scott Park Road
- High Ceilings
- Great Transport Links
- Three Bedrooms
- Large, Spacious Kitchen/Diner
- Private Enclosed Rear Yard
- Three-Piece Bathroom suite
- Perfect For a Growing Family

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: C

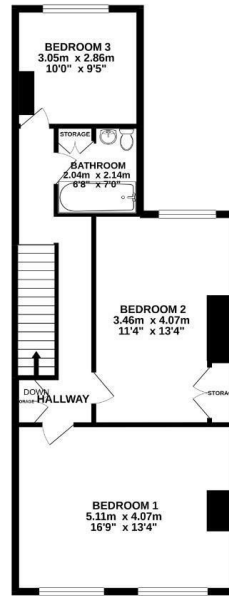


# 3 BEDROOM House - Terraced

GROUND FLOOR  
63.6 sq.m. (285 sq.ft.) approx.



1ST FLOOR  
62.2 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA: 125.8 sq.m. (1354 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan (containing floor, measurements, etc.) shown, the actual measurements and floor plan may vary slightly from those shown. This plan is for guidance only and should be used in conjunction with any inspection purchase. The services, systems and appliances shown are for information only and are not guaranteed as to their quality or efficiency. Call for more details and photos.

## Main Description:

Spacious, three-bed, mid-terrace in an elevated position close to Scott Park, transport links and local schools. Perfect for a growing family looking for large rooms with a touch of character throughout.

Entering the property into the entrance vestibule, leading into the hallway which provides access to the first floor, living room which benefits from a bay window and a modern style electric fire. The dining room runs adjacent to the living room and also benefits from a gas fire. There is potential to create an open plan layout and bring the two rooms together for one large, family room.

The rear kitchen provides plenty of space and has been fitted with matching wall, base and drawer units with contrasting working surfaces with a ceramic sink/drainer & breakfast bar.

On the first floor, there are two double bedrooms and a very generous sized single bedroom which has recently been plastered throughout. The family bathroom comprises a low-level WC, pedestal hand wash basin and panelled bath with an overhead shower.

Externally there is a garden forecourt to the front and a private, enclosed rear yard with outside storage space.



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