

Because life is

# Petty Real™

# For Sale



104 Leyland Road  
Burnley BB11 3DP

£55,000



## Key Features:

- Refurbished Stone Terrace
- Separate Modern Fitted Kitchen
- Modern Three Piece Bathroom
- Fantastic Investment Opportunity
- Popular Residential Area
- Two Reception Rooms
- 3 Bedrooms
- Enclosed Rear Yard
- Walking Distance Burnley Centre
- Petty 360 Virtual Tour

Tenure: Leasehold

EPC Rating: D

Council Tax Band:



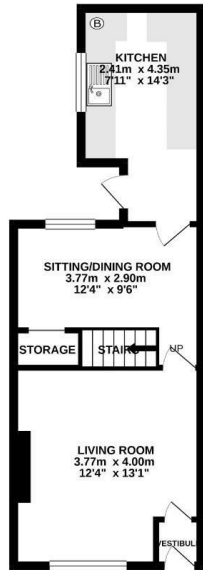
26 Manchester Road, Burnley, Lancashire, BB11 1HH  
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www.pettyreal.co.uk

# 3 BEDROOM House - Terraced

GROUND FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



1ST FLOOR  
28.9 sq.m. (311 sq.ft.) approx.



TOTAL FLOOR AREA: 63.9 sq.m. (687 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and all other items are approximate and the purchaser will be responsible to verify the accuracy of this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown hereon are not intended to be guaranteed as to their operability or efficiency can be given.  
Date: 10th January 2020

## Main Description:

This traditional stone built Victorian terrace property has benefitted from an extensive refurbishment programme and therefore provides purchasers with complete peace of mind.

The property provides the ideal purchase for a number of buyers including first time buyers, young families or property investors/landlords. Conveniently positioned within this established residential area only a short walk from Burnley Town Centre and numerous local amenities.

The accommodation is arranged over two floors and comprises on the ground floor of an entrance vestibule together with two reception rooms and a separate kitchen extension which houses a modern fully fitted kitchen.

On the first floor there are three bedrooms comprising a double bedroom and two single bedrooms together with a modern three piece bathroom consisting of a low level w.c, pedestal hand wash basin, panned bath with tiled splash backs.

Externally to the rear is an enclosed yard.



**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