

Because life is

Petty
Real™

For
Sale



15 Ferndale Street
Burnley
Lancashire BB10 3EP

£56,000



The property comprises of a traditional stone built mid terrace dwelling house and occupies a convenient location within this established and popular residential area of Burnley.

Key Features:

- POPULAR LOCATION
- ATTIC ROOM
- GFCH
- FOUR PIECE BATHROOM
- PRIVATE REAR YARD
- 2 RECEPTION ROOMS
- UPVC GLAZING
- FITTED KITCHEN
- GARDEN FORECOURT
- FIRST TIME BUYERS

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



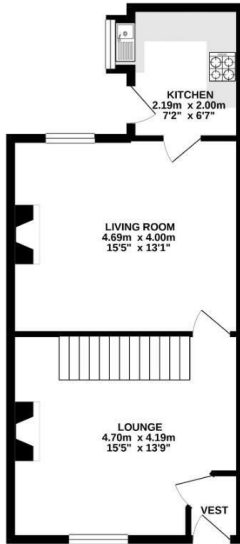
26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



www.pettyreal.co.uk

2 BEDROOM House - Terraced

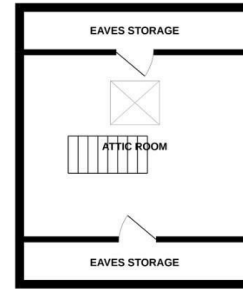
GROUND FLOOR
44.8 sq.m. (483 sq.ft.) approx.



1ST FLOOR
38.4 sq.m. (414 sq.ft.) approx.



2ND FLOOR
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA : 109.8 sq.m. (1182 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.
Made with Metropix ©2020

Main Description:

The property comprises of a traditional stone built mid terrace dwelling house and occupies a convenient location within this established and popular residential area of Burnley.

Accommodation itself is arranged over two floors which comprises briefly on the ground floor of a entrance vestibule, lounge with turned spindle balustrade staircase ascending to the first floor.

There is a second reception room located towards the rear of the property which is the larger of the two reception rooms with useful under stairs storage.

The separate kitchen houses an L-shaped arrangement of wall, base and drawer units with coordinating working surfaces.

On the first floor there is a landing area with a staircase ascending to the second floor, where there is an attic / occasional room.

The master bedroom is located to the front of the property and comprises of a comfortable double, there is a single bedroom to the rear and a sizeable four piece bathroom suite in white consisting of a low level WC, pedestal hand wash basin, corner bath and a separate enclosed shower cubicle.

Externally there is a garden forecourt to the front and an enclosed yard area to the rear.



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