

Because life is

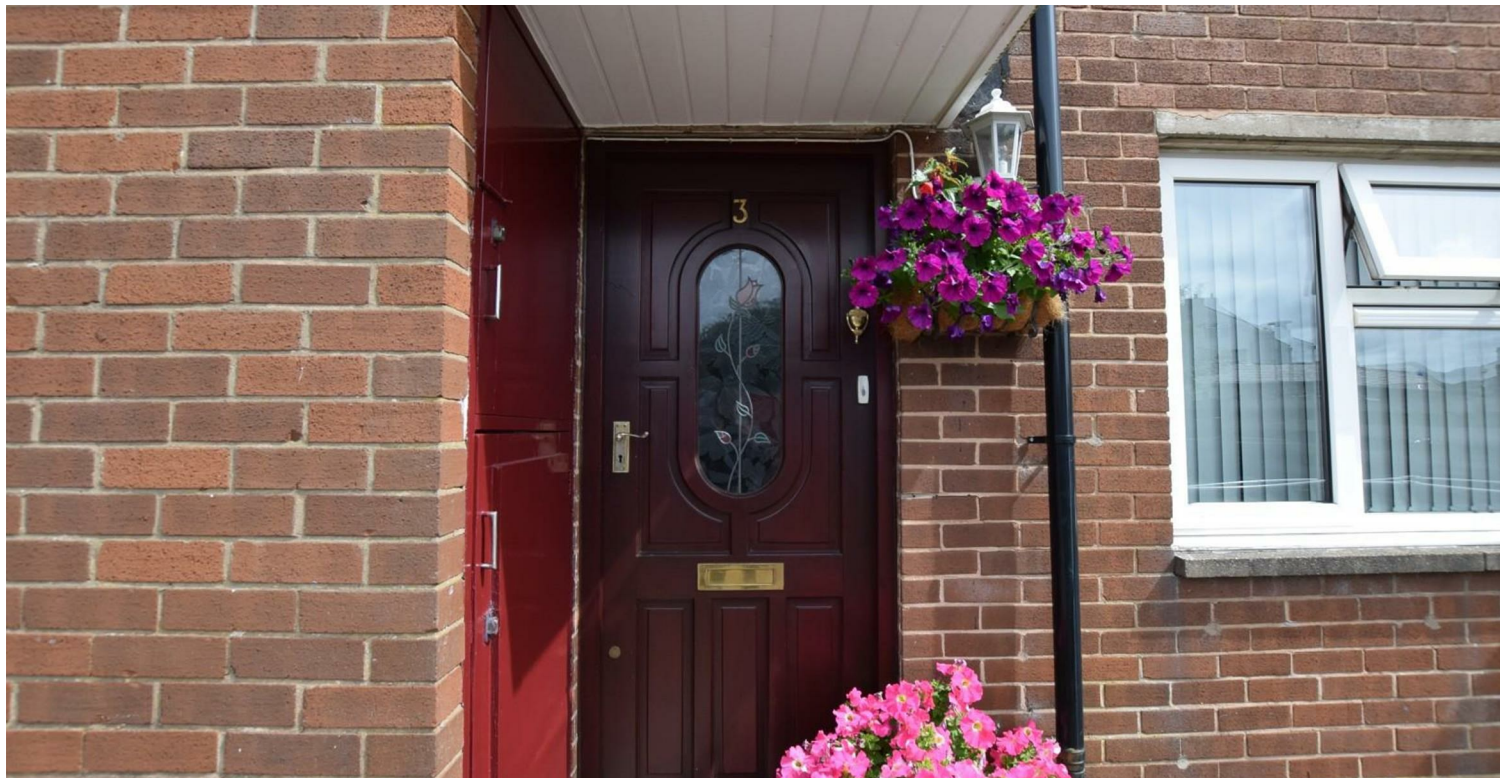
Petty  
Real™

For  
Sale



3 Anne Close  
Burnley BB10 4AX

£65,000



### Key Features:

- Close to Burnley town centre
- UPVC double glazing
- 3 piece-suite
- Gas central heating
- Gas hob
- Two double bedrooms
- Storage space
- Electric fire
- Allocated parking

Tenure: Leasehold

EPC Rating: C

Council Tax Band:



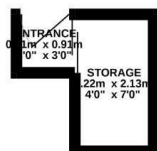
26 Manchester Road, Burnley, Lancashire, BB11 1HH  
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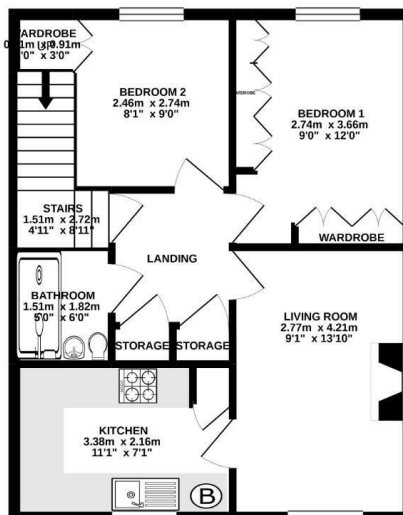
www.pettyreal.co.uk

# 2 BEDROOM Flat

BASEMENT  
3.4 sq.m. (37 sq.ft.) approx.



GROUND FLOOR  
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA: 50.9 sq.m. (548 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Main Description:

Stunning two bedroom first floor apartment with ample parking and well maintained courtyard. If you're looking to downsize or looking for that easy to maintain property, then a viewing is a must! Walking distance to Burnley town centre, bus stops, train station and the local supermarket.

The property briefly comprises storage space on entry, stylish white three piece bathroom with white tile, mixer shower, low level wc and hand wash basin. The living room benefits from an electric fire and flows into the kitchen which is in a horseshoe arrangement and comprises stainless steel gas hob, electric oven with matching sink and drainer. There is also a useful storage space.

Bedroom one is a double and has large fitted wardrobes along two walls providing much needed space for storage. Also to the front of the property is a second double bedroom with fitted wardrobes and storage space.

The property benefits from modern day comforts such as gas central heating and UPVC double glazing.

Externally is private parking and a communal courtyard.



**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