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Petty
Real™

For
Sale



1 Coniston Street
Burnley BB12 6QX

£70,000



Key Features:

- Stone-Built
- Two Double Bedrooms
- Electric Fires
- Three-Piece Bathroom Suite
- Virtual Tour Available
- End-Terrace
- Two Receptions
- White Gloss Kitchen
- Close To Local Schools
- VIEWING IS A MUST!

Tenure: Leasehold

EPC Rating: E

Council Tax Band:



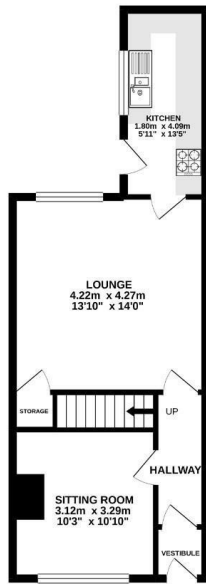
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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2 BEDROOM House - Terraced

GROUND FLOOR
41.8 sq.m. (450 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA: 76.1 sq.m. (819 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas, windows, doors and other items are approximate and for guidance only. It is advised that any prospective purchaser should verify the accuracy of the floorplan and measurements on site. The services, fixtures and appliances shown here are not intended to be guaranteed as to their availability or efficiency over time.
March 2023

Main Description:

Lovely, end-terrace situated close to local Schools, redevelopment, bus stops, and a short walk into Burnley Town Centre. Perfect for a first-time buyer or an investor.

Entering the property you're welcomed into the entrance hallway leading to the front living room fitted with an electric fire and uPVC double glazing. To the rear is the dining room that has also been fitted with an electric fire. The galley kitchen has been fitted with matching wall, base, and drawer units in white with contrasting working surfaces and a range of appliances such as gas hob, electric oven, and stainless steel sink/drain.

On the first floor, there are two double bedrooms. The main bedroom has fitted wardrobes and drawers. The family bathroom in white comprising a low-level WC, pedestal hand wash basin, and paneled bath with overhead shower.

Externally there is a garden forecourt to the front and a private enclosed yard 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