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Petty<sup>TM</sup>  
Real

41 St. Matthew Street  
Burnley  
BB11 4LF



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



## For Sale

- Mid-Terrace
- Three Bedrooms
- Good Transport Links
- Investors
- Family Home

## Auction Guide £75,000

- 'Good' Schools
- Parks Nearby
- Local Amenities
- Open-Plan
- Bay Fronted



A three-bedroom, mid-terrace property in the popular town of Burnley, with local amenities close by, 'Good' schools reported by Ofsted, Scott Park a few streets away and the M65 a short drive away allowing transport links to Manchester, Preston, and Blackburn this house would be perfect for investors or a growing family.

You enter the property into an entrance hallway with dado rails and original moldings on the archway leading to the dining room. The dining is open plan with the kitchen and living room allowing the modern living that a lot of people now prefer. The kitchen boasts a matching cupboard, drawer, and wall units with a built-in oven, gas hob, and stainless steel sink.

The bay fronted living room is generous in size, with the arched opening into the dining it feels slightly secluded from the open plan living allowing a little bit of privacy.

Upstairs there are two double bedrooms and the family bathroom which benefits from a white three-piece suite including WC, pedestal hand basin, and bath with shower. The master bedroom is large, with exposed beams and plenty of room for storage. The second bedroom is a decent size, with room for a double bed. The third bedroom benefits from built-in storage in the chimney breast and alcoves allowing that extra floor space.

The house has UPVC windows and gas central heating throughout.

Externally there is a small courtyard to the front and an enclosed yard to the rear.



**TOTAL FLOOR AREA:** 84.8 sq.m. (913 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 availability or efficiency can be given.  
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