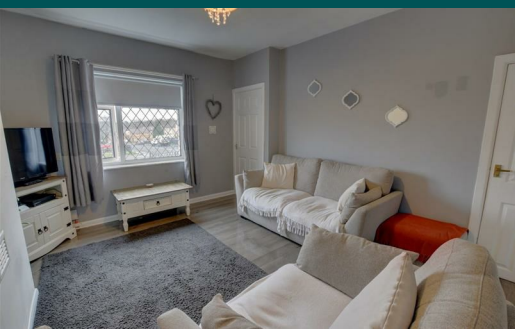


Because life is

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44 Elgin Crescent
Burnley
BB11 4DY



For Sale

Offers Over £85,000

- Semi-Detached
- Two Double Bedrooms
- Spacious Living Accommodation
- Perfect For First-Time Buyers
- Gas Central Heating

- UPVC Double Glazing
- Popular Residential Area
- Close To Parks
- Good Transport Links
- Plenty Of Storage



In a popular residential area on the outskirts of Burnley, close to accredited schools, Hargher Clough Park, Scott Park and a short drive to Burnley Golf Club and the M65 with travel links to Manchester, Preston and Blackburn, this two-bedroom, semi-detached dwelling offers generous sized living accommodation over two floors, making an ideal purchase for first-time buyers.

The property briefly comprises an entrance lobby with access to stairs leading to the first floor and the living room which benefits from under stair storage and a large window letting in plenty of natural light.

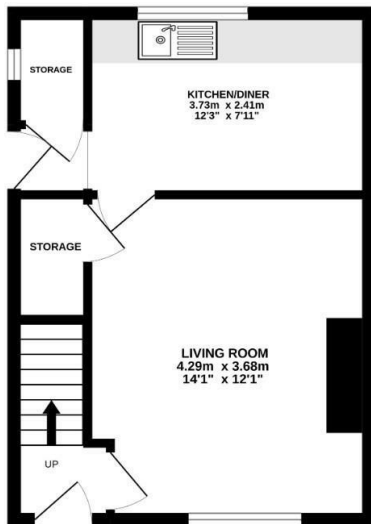
The kitchen at the rear of the property houses matching base and drawer units with complimentary work surfaces and stainless steel sink with a useful storage cupboard adjacent to the rear door.

The first floor provides two spacious double bedrooms, the master boasting a built-in storage cupboard, and a family bathroom with a white three-piece suite comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

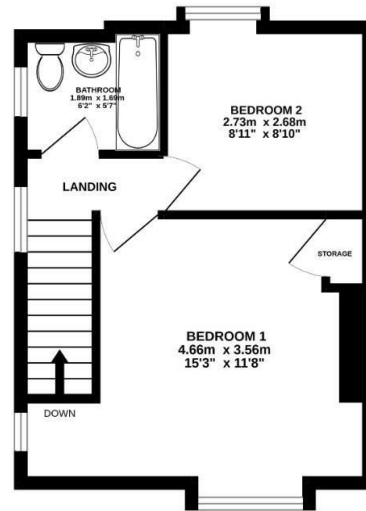
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed, lawned garden to the front and rear of the property.

GROUND FLOOR
30.9 sq.m. (333 sq.ft.) approx.



1ST FLOOR
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA: 58.9 sq.m. (634 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.
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