

Because life is

Petty  
Real™

12 Lowerhouse Crescent  
Burnley  
BB12 6LR



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



## For Sale

- Semi-Detached
- Bungalow
- Detached Garage
- Two Bedrooms
- Large Living Room

## Auction Guide £140,000

- Private Parking
- Quiet Residential Area
- Modern Method Of Auction
- New Roof Within The Last 10 Years
- Renovation Project



\*FOR SALE BY THE MODERN METHOD OF AUCTION\*

A rare opportunity to acquire an appealing semi-detached bungalow in a quiet residential area on the outskirts of Burnley. Close to local amenities, Lowerhouse Cricket Club and a short drive to the M65 with transport links to Manchester, Blackburn and Preston.

The property briefly comprises an entrance porch leading to a central hallway. The lounge is located to the front of property with a large window and electric fire.

There are two generous double bedrooms, both light, bright and airy with views to the front and rear gardens.

The bathroom benefits from a pedestal wash basin, large shower cubicle and useful storage cupboard with a separate WC in another room off the hallway.

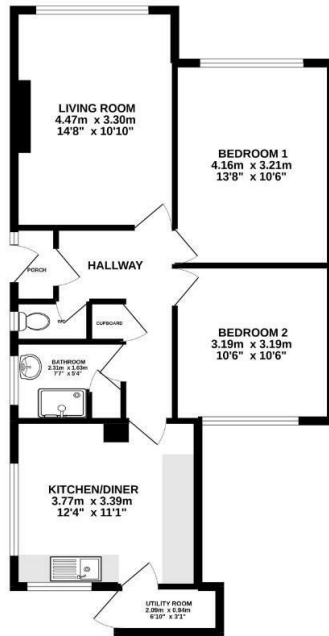
The kitchen/diner houses matching wall, base and drawer units with contrasting work surfaces and Belfast type sink.

To the rear of the kitchen is a useful utility room with access to the rear garden.

Externally there is a paved garden to the front with planted border, a lengthy driveway to the side of the property leading to a detached garage and a private lawned area to the rear.

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

GROUND FLOOR  
65.6 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA: 65.6 sq.m. (706 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 misstatement. 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.  
What we'll telephone 02022



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