

Because life is

PettyTM
Real

4 Lansdowne Close
Burnley
BB11 2JW



For Sale

Offers Over £145,000

- Mid-Terrace
- Four Floors
- Cellar With Potential To Renovate
- Attic
- Two Bedrooms

- Beautifully Decorated
- Move-In Ready
- First Time Buyers
- Quiet Road
- Close To Parks



A beautifully decorated two bedroom mid-terrace house situated on a quiet road in a popular area of Burnley. Close to Scott Park, Healey Wood and accredited schools. With generous sized rooms presented to a high standard offering stylish living accommodation throughout this would make an ideal purchase for first time buyers or a growing family.

The property briefly comprises on the ground floor a vestibule upon entering through the charming front door and then into an entrance hallway. Two good sized reception rooms, the front currently being used as a dining and social area and the second larger room to the back of the property being used as the main living room with an attractive feature fireplace with wooden mantle piece. Both reception rooms benefit from a fashionable laminate wood flooring flowing between the two spaces.

From the dining room is entry to the large double cellar, with access to the rear garden, a potential to possibly renovate and turn into a large master bedroom suite or extra living space.

To the rear of the property a contemporary kitchen with fitted matching drawer, wall and base units with complimentary wood work surfaces, integrated fridge freezer, stainless steel sink and dual fuel range style cooker.

On the first floor, there are two double bedrooms. The master bedroom is bright and airy with laminate flooring and a built-in wardrobe. The second bedroom is warm and cosy and currently being used as a nursery.

The bathroom boasts a three piece suite including low level WC, pedestal wash hand basin and bath with overhead shower.

On the second floor is a handy attic space, currently being used as a craft space and could make a nice office for someone working from home.

The property benefits from the modern-day comforts of gas central heating.

Externally there is a gated courtyard to the front and a decent garden to the rear with patio and lawned area.



TOTAL FLOOR AREA : 125.4 sq.m. (1349 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.

Made with Metropix 62022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk