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Real

237 Manchester Road
Burnley
BB11 4HN



For Sale

Offers Over £170,000

- Mid-Terrace
- Large Living Spaces
- Built-In Wardrobe
- Three Bedrooms
- Good Transport Links

- Kitchen/Diner
- Two Reception Rooms
- Bay Window
- Popular Area
- Family Home



A Spacious, mid-terrace in the highly desirable location of Manchester Road. Short walk into Burnley Town Centre, train stations and bus stops linking to Manchester City Centre. Perfect for a growing family!

Entering the property into the vestibule and then into the hallway provides access to all the rooms on the ground floor and stairs up to the first floor.

The living room is light and airy and benefits from a gas fire with an ornate surround and bay window. Connecting the front room to the second reception room is a set of French doors, allowing open plan living.

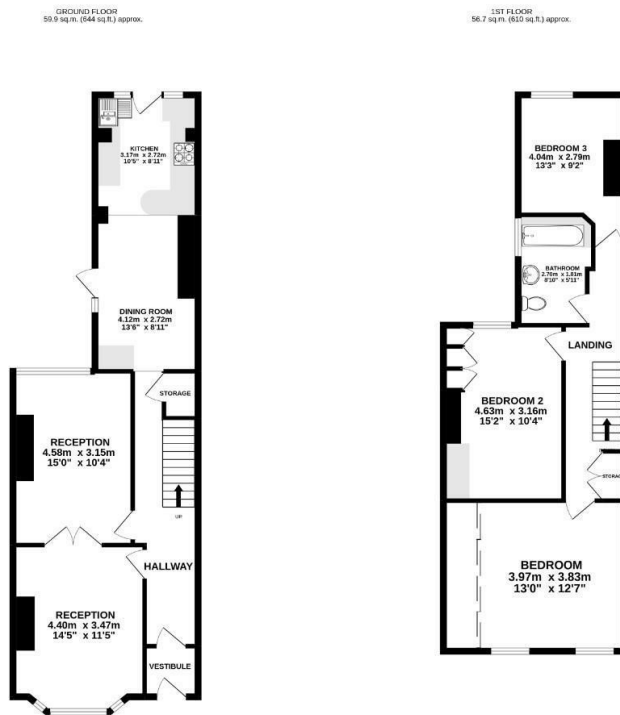
Towards the back of the house, through the hallway with under stair storage, is a large kitchen/diner. The dining room profits from a wood-burning fire, large storage cupboard, and glass door leading out to the side of the house. The kitchen, fitted with matching wall, base, and drawer units with complimentary work surfaces, slate effect tile flooring, oven, gas hob, and corner stainless steel sink, leads into the rear garden.

On the first floor, there are three generous double bedrooms, the master having a full-length, mirrored wardrobe and the second bedroom a large fitted wardrobe and vanity unit.

The fully tiled bathroom comprises a low-level WC, pedestal wash basin, and panelled bath with an overhead shower.

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

Externally there is a garden to the front and a patio to the rear with a lawn.



TOTAL FLOOR AREA: 116.5 sq.m (1254 sq.ft) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, wall thickness, rooms and any other items are approximate and the responsibility is upon the buyer, unless otherwise stated. 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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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.

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