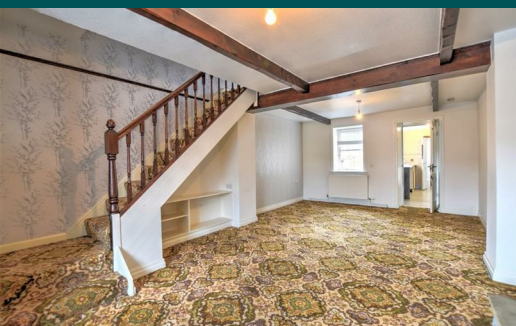


Because life is

PettyTM
Real

220 Gannow Lane
Burnley
Lancashire
BB12 6JJ



For Sale

Price £89,950

- Cottage
- Two Bedrooms
- Spacious Lounge/Diner
- Modern Kitchen
- Family Bathroom

- Refurb Needed
- Close To Amenities
- Near To Transport Links
- Quiet Location
- Tax Band A

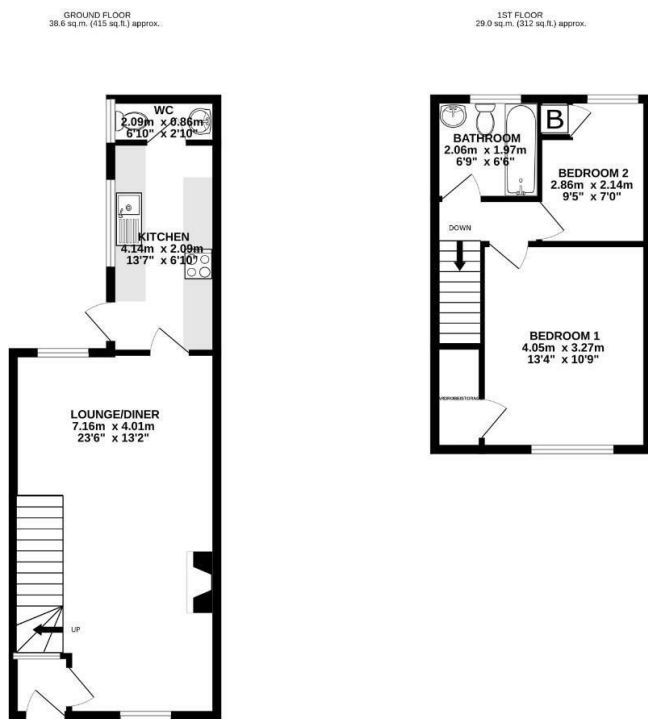


This is a wonderful opportunity to own a two-bedroom cottage full of charm and character. Located in the area of Burnley on Gannow Lane. Close to schools, amenities, and transport links. This cottage would be perfect for first-time buyers or long time investors looking to add an easy addition to their portfolio.

The property is split over two floors. The ground floor includes one large reception room/diner, a spacious kitchen, and a W.C. The lounge is roomy and cozy and has a focal point of a open stone work fireplace feature. The modern kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, an integrated oven and electric hob with extractor fan. All surrounded by white tiling. The W.C. comprises of a full wash basin and low-level W.C.

The second floor features two double bedrooms and a bathroom. The bathroom comprises a three-piece white suite, a full standing wash basin, a paneled bath with an overhead shower, and a low-level W.C.

To the rear of the property is an enclosed back yard. The entire property benefits from the modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!



TOTAL FLOOR AREA: 67.6 sq.m. (729 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. The 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 Metronix 02/02



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