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Petty
Real™

For
Sale



130 Printers Fold
Burnley
Lancashire BB12 6PU

£105,000



Presenting an ideal purchase for a variety of individuals including first-time buyers, young families and downsizers this modern two bedroom townhouse occupies a select row consisting of only three properties. The property boasts a private driveway, garage, garden and views to the rear over the abutting grazing land.

Key Features:

- FIRST TIME BUYERS
- PRIVATE DRIVEWAY
- MODERN FITTED KITCHEN
- CONSERVATORY EXTENSION
- GARDEN
- FANTASTIC VIEWS
- GARAGE
- 3 PIECE BATHROOM SUITE
- POPULAR LOCATION
- SELECT ROW OF PROPERTIES

Tenure: Freehold
EPC Rating: C
Council Tax Band: B

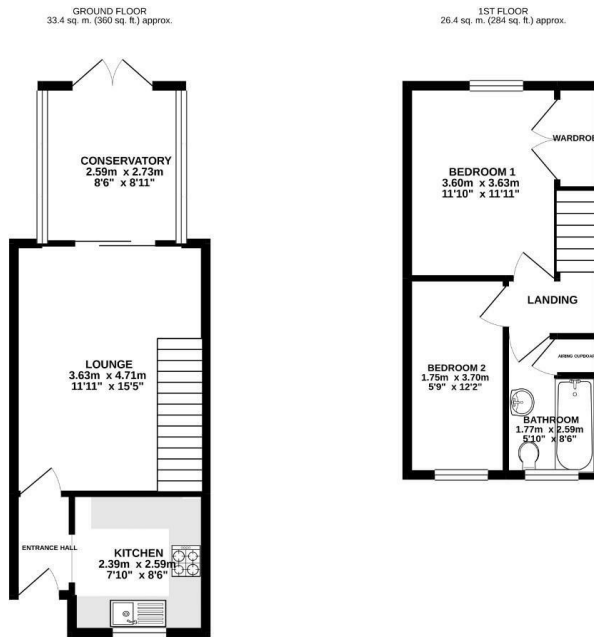


26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



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2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 59.8 sq. m. (644 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other areas are approximate and the responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The structure, contents and appliances shown here are not guaranteed and may vary to their availability or efficiency on the ground.
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Main Description:

Presenting an ideal purchase for a variety of individuals including first-time buyers, young families and downsizers this modern two bedroom townhouse occupies a select row consisting of only three properties. The property boasts a private driveway, garage, garden and views to the rear over the abutting grazing land.

The accommodation comprises on the ground floor of an entrance hallway a modern fully fitted kitchen is situated to the front of the property which houses a wrap around arrangement of matching wall base and drawer units finished in cream with wood affect working services. The lounge is located to the rear of the property where there is a spindle balustrade staircase ascending to the first floor and attractive laminate wood flooring, sliding patio doors lead through to a conservatory extension which has been utilised as a formal dining facility.

On the first floor there is a double bedroom to the rear which takes full advantage of the attractive aspect and there is a single bedroom to the front the bathroom house's a three piece suite in white consisting of a low level WC ,pedestal hand wash basin,panel bath with mixer shower over and tiled splash backs.

Externally there is a lawned garden and pathway to the front and to the rear there is a low maintenance garden comprising a patio, artificial lawn with secured timber fencing and pathway to the rear which leads to the driveway and garage.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property