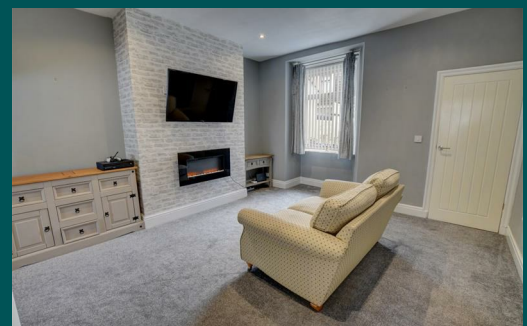


Because life is

PettyTM
Real

6 Basnett Street
Burnley
BB10 3EQ



For Sale

- Fully Modernized
- Recently Renovated
- Turn Key Ready
- Close to Hospital
- Park and Playgrounds Close By

Offers Over £80,000

- Two Reception Rooms
- Two Bedrooms
- Local Amenities
- Mid-Terrace
- First Time Buyer



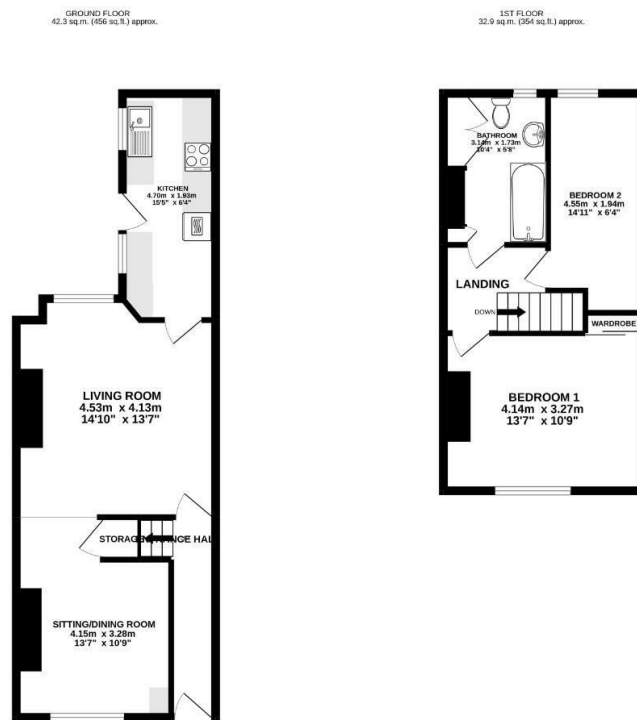
A recently renovated mid-terrace property in the heart of Burnley, with Thursby park and playground just around the corner, Burnley General Hospital just up the road, and close to local amenities, this home would be perfect for a first-time buyer looking to get on the property ladder or a growing family. Modernized to a high standard, this home is turn-key ready.

As you enter the property, down the entrance hallway there is a spacious living room benefitting from a wall-hung electric fire. Through an archway to the front of the property is another reception room, currently being used as a dining room. The kitchen boasts a matching cupboard, drawer, and wall units, with built-in appliances such as a double oven, induction hob, sink, and breakfast bar with plenty of room for all the extras.

Up the stairs, there are two large bedrooms and the family bathroom. The master bedroom sits at the front of the property and has a handy built-in wardrobe over the stairs. The second bedroom would easily fit a double bed but it is currently being used as a nursery.

The bathroom is generous in size and benefits from a modern three-piece suite including WC, pedestal wash basin, and bath with shower overhead and also built-in storage.

The house has gas central heating and UPVC windows throughout.



TOTAL FLOOR AREA: 75.2 sq m (810 sq ft) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors 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. Model only. Image: 10/2022.



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