

Because life is

Petty
Real™

26 Clifton Square
Burnley
Lancashire
BB12 0QB



For Sale

£95,000

- Modern Apartment
- Gated Community
- Perfect For Investors & FTB
- Close To Burnley Town Centre
- Modern Fitted Kitchen

- Two Bedrooms
- Communal Gardens
- Near Burnley College & UCLAN
- Three-Piece Bathroom Suite
- Virtual Tour Available



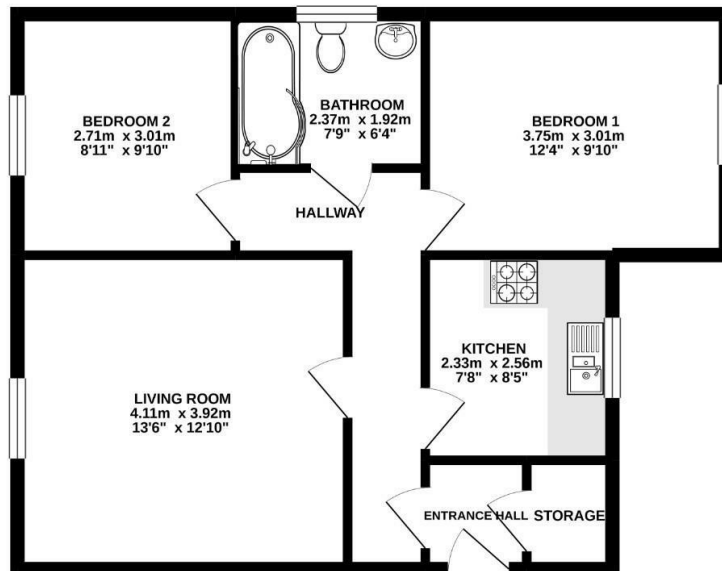
Occupying a gated community this two-bedroom modern apartment occupies a convenient location within comfortable walking distance of Burnley town center and numerous local amenities including shops, a university, public transport, and easy access to the M65 motorway.

Finished to a high standard, and complete with quality modern fixtures & fittings this property has a lot to offer.

The property comprises an Entrance hallway with a storage cupboard, a large open plan living room & dining kitchen complete with modern fitted units and appliances including a fridge/freezer & built-in oven, a hob, and an extractor hood. Two spacious double bedrooms finished in a neutral color scheme and a separate 3-piece family bathroom with fitted shower over bath.

The property also benefits from uPVC double glazed windows, gas-fired central heating, secure access, and a separate garage. Must be viewed to fully appreciate it.

SECOND FLOOR FLAT
55.6 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA: 55.6 sq.m. (599 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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