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Petty
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38 Manchester Road
Hapton
Burnley
BB12 7LF



For Sale

- Perfect for first time buyers
- UPVC
- Two reception rooms
- Close to motorway links
- Two double bedrooms

Offers In The Region Of £99,950

- 4 piece bathroom suite
- Gas central heating
- Cloakroom/office space
- Close to bus stops/train station
- Kitchen extension and cellar



Beautiful stone built mid terrace located in the sought after area of Hapton. Perfect for first time buyers looking to get a foothold on the property ladder. Situated close to motorway links to Manchester, bus stops, train station and Hapton Church of England/Methodist Primary School. Viewing is a must!

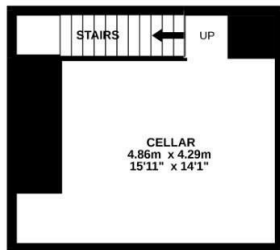
Entering the property you are greeted by an entrance vestibule and the cloakroom/office space which is ideal for those working from home. The living room is a grand size and comprising gas fire which creates a great focal point, the living room flows into the rear dining room which also benefits from a gas fire. To the rear of the property is the kitchen extension in a L shaped arrangement with matching wall, base and drawer units with stainless steel handles matching the gas hob and electric oven with contrasting worktops and a stainless steel sink/drainer. The property also benefits from a large cellar

To the first floor you will find bedroom one which is located to the front of the property which is a substantial size and offers the possibility to create a third bedroom. To the rear is the four piece white bathroom suite comprising shower cubicle with mixer shower, low level wc, hand wash basin and bath. Also to the rear is another generous sized double bedroom.

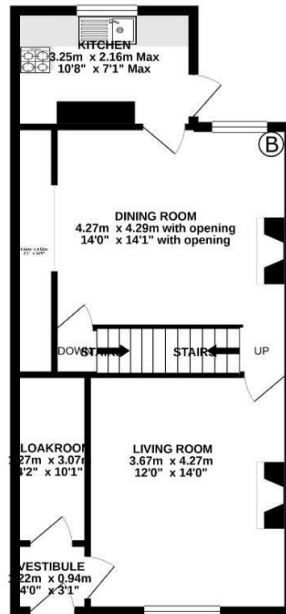
The property also benefits from modern day comforts such as UPVC and gas central heating.

Externally is a rear yard.

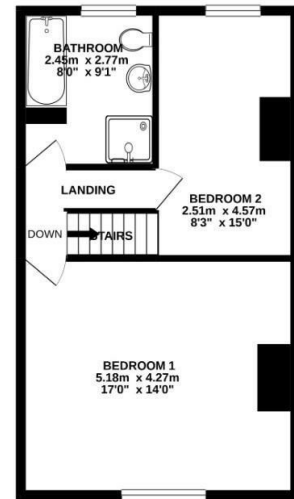
BASEMENT
18.3 sq.m. (197 sq.ft.) approx.



GROUND FLOOR
49.0 sq.m. (527 sq.ft.) approx.



1ST FLOOR
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA: 109.5 sq.m. (1179 sq.ft.) approx.

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