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138 Branch Road
Burnley
BB11 3LY



For Sale

Asking Price £115,000

- Modern mews property
- Popular Clarence Gardens development
- Close to Towneley Park & town centre
- 3 Bedrooms
- Lounge with French doors

- Dining kitchen
- 3-Piece bathroom & 2-piece cloaks
- Rear garden & patio
- Private allocated parking



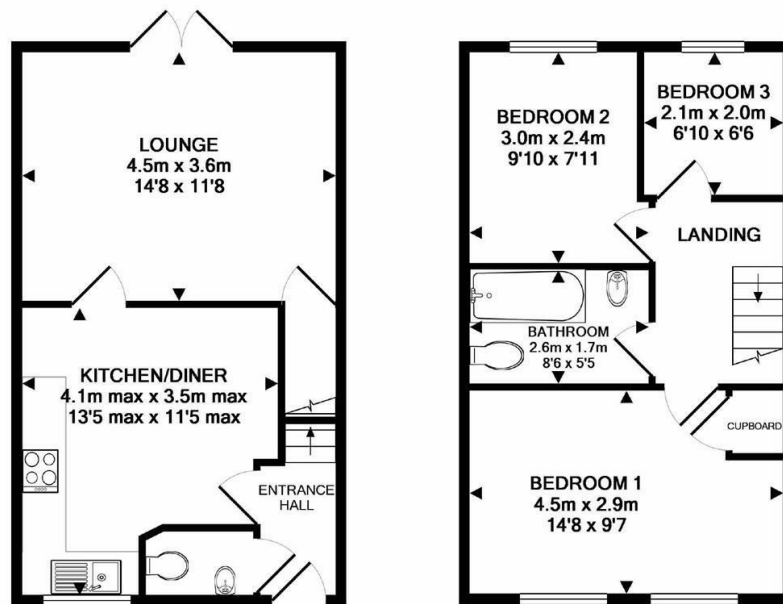
Presenting an ideal purchase for first time buyers, young families or potential downsizers, this modern three bedroom mews property has been constructed by Keep Moat Homes on the popular Clarence Gardens development providing ease of access to local amenities including Doctor's Surgery, Burnley town centre and Towneley Park.

As you enter the property to the ground floor you are greeted by the entrance hallway where a straight flight staircase ascends to the first floor. A cloakroom houses a two piece suite comprising low level wc and hand wash basin. The dining kitchen is located to the front of the property and houses an L-shaped arrangement of matching wall, base and drawer units with wood effect working surfaces. There is an integrated fan assisted electric oven and four ring gas hob with extractor over, inset sink unit with mixer tap finished with attractive tiled splashbacks in cream. The lounge is positioned to the rear of the property to take full advantage of the rear garden with French doors providing access to an enclosed and private garden with patio and central steps. There is also useful under stairs storage.

On the first floor there are double bedrooms located to the front and rear of the property together with a third single bedroom. The centrally positioned bathroom houses a three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with shower attachment and attractive tiled splashbacks.

Externally to the rear of the property accessed from the lounge is a patio area with wrought iron railings and central steps providing access to a lawned garden area with further patio area and paved pathway. Timber fencing provides security for both children and pets. Additionally to the rear of the property is private allocated parking.

Branch Road is located within a selective licensing area. Selective licensing focuses on improving landlords, managing agents' and management practices.



GROUND FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M.
(367 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 34.0 SQ.M.
(366 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.1 SQ.M. (733 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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