

Because life is

PettyTM
Real

9 Palace Street
Burnley
BB12 6EA



For Sale

- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Lengthy Kitchen
- Spacious Living Accommodation

Offers Over £70,000

- First-Time Buyers
- Landlords/Investors
- Large Bathroom
- Popular Residential Area
- Close to Local Amenities

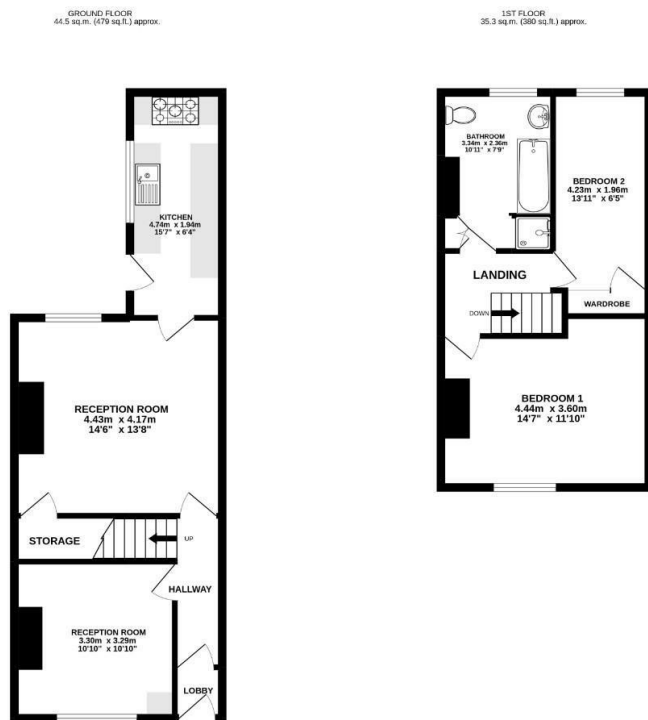


A stone built, mid-terrace property in a popular residential area on the outskirts of Burnley and Padiham with local amenities and Ightenhill Park close by, good transport links including bus routes and a short drive to the M65 with links to Manchester, Preston and Blackburn. This property presents an ideal purchase for a first time buyer or investor looking for a buy-to-let.

The spacious living accommodation is arranged over two floors and briefly comprises on the ground floor an entrance lobby and hallway leading to two generous sized reception rooms, the larger to the back of the property benefitting from useful under stair storage. Adjoining is a lengthy kitchen housing matching wall, base and drawer units with contrasting work surfaces, stainless steel sink, range style, freestanding cooker and plenty of space for white goods.

To the first floor is a central landing leading to two double bedrooms, one boasting a built-in wardrobe and a spacious bathroom housing a four piece suite in white comprising a low level WC, pedestal wash basin, panelled bath, separate shower cubicle and a useful storage cupboard.

Externally there is an enclosed garden to the rear with large stone built shed.



TOTAL FLOOR AREA: 79.8 sq.m. (859 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Trade only version (2/2022).



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