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Petty
Real™

13 Alder Street
Burnley
BB12 6ED



For Sale

- Mid-Terrace
- Two Bedrooms
- Renovated Throughout
- Stand Out Bathroom
- Lighting Display

Offers Over £90,000

- Spacious Living Accommodation
- Two Reception Rooms
- Utility Room
- Close To Local Amenities
- Transport Links



A well presented, two-bedroom terrace in a popular area of Burnley. Close to local amenities, accredited schools and a short drive to the M65 with transport links to Manchester, Blackburn and Preston.

Renovated to a high standard through-out, this property presents an ideal purchase for first-time buyers or someone looking for a move-in ready home.

The property briefly comprises an entrance hallway with access to two generous sized reception rooms, one set to the front of the property with a feature wall-mounted fire and the second located to the rear of the property with useful under stair storage and wooden fireplace with gas fire.

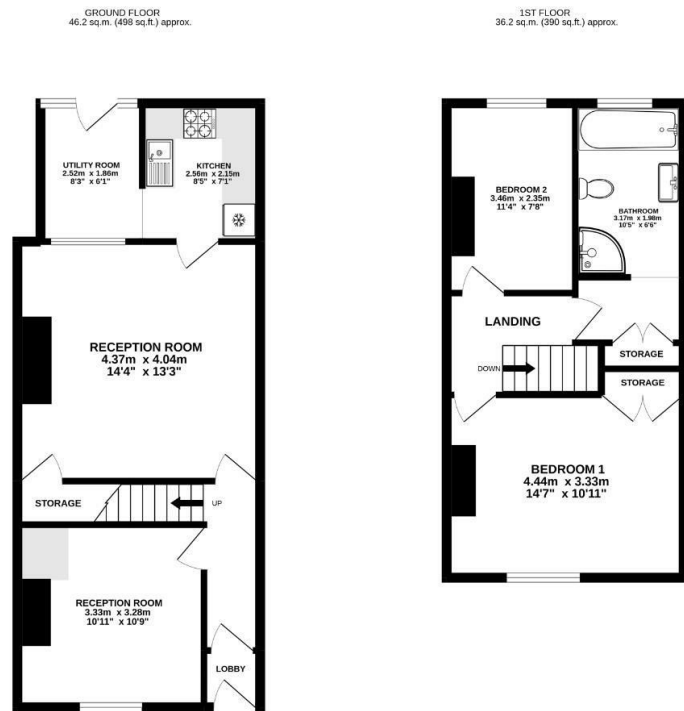
To the back of the property is a contemporary kitchen housing matching, wall, base and drawer units with contrasting work surfaces, black subway tiled splashback, stainless steel sink, integrated fridge, oven and gas hob with overhead extractor fan. Adjoining the kitchen is a handy utility room with space for a washing machine, dryer and freezer.

To the first floor are two spacious double bedrooms, the master benefitting from an over stair storage cupboard.

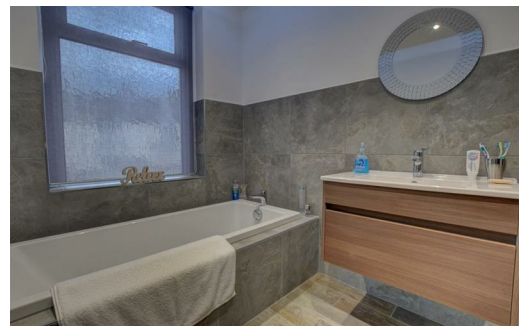
The bathroom is a real stand-out feature in the property, boasting a lowered ceiling with lighting display and housing a four piece modern suite comprising low level WC, wall hung sink with vanity unit, bath and separate shower cubicle. This space offers a spa like feeling and is a perfect place to relax after a hard days work.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear with a storage shed.



TOTAL FLOOR AREA: 82.5 sq.m (888 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, openings, screens 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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