

Because life is

Petty  
Real™

3 Bristol Street  
Burnley  
BB11 4EU



## For Sale

- Mid-Terrace
- Two Bedrooms & Occasional Room
- Open Plan Living Room
- Log Burner
- Modern Fitted Kitchen

## Offers Over £99,950

- Indian Stone Rear Garden
- Over Three Floors
- Close To Scott Park Road
- Perfect For First Time Buyers
- Viewing Is Imperative



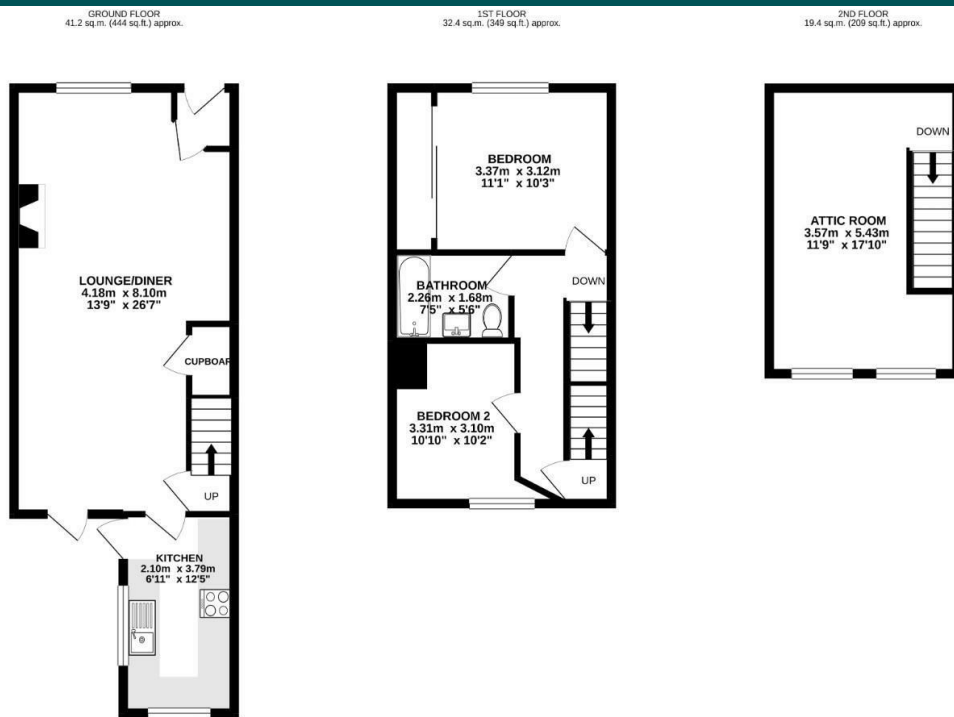
Recently renovated three-bed mid-terrace located off of the top of Coal Clough Lane close to local schools, bus stops and a short walk to Scott Park. Perfect for a first-time buyer looking to get a foothold on the property ladder.

Entering the property into the entrance vestibule opens up into a large, open plan Living room/diner benefiting from a log burner with an exposed brick chimney breast. There is a uPVC door leading from the dining room straight out into the generous sized rear garden which has been laid with artificial grass but does have Indian stone underneath.

The modern, fitted kitchen has matching wall, base and drawer handleless units with contrasting working surfaces with a stylish jet black, glass splashback. There is a range of appliances such as an electric oven, hob, fridge, freezer and a black sink/drain.

On the first floor, there are two bedrooms, a generous sized single and a double bedroom with fitted wardrobes. There is an occasional room that has been opened up with a dormer with stunning views over Burnley. ]

There are high-quality finishings throughout the property and an internal viewing is imperative to really appreciate the finishing touches.



**TOTAL FLOOR AREA: 93.0 sq.m. (1001 sq.ft.) approx.**  
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