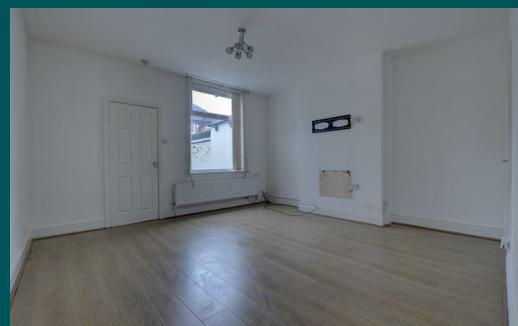


Because life is

PettyTM
Real

28 Dugdale Road
Burnley
BB12 6DW



For Sale

- LEASEHOLD
- Mid-Terrace
- Two Reception Rooms
- Three Bedrooms
- Spacious Living Accommodation

Offers Over £110,000

- Popular Residential Area
- UPVC Double Glazing
- Gas Central Heating
- First Time Buyers
- Landlords/Investors



A mid-terrace, bay fronted property in a popular area on the outskirts of Burnley. Located close to the M65 with travel links to Manchester, Preston and Blackburn, several parks close by and Burnley town centre a short drive away, this property is ideal for first time buyers or investors looking for a buy-to-let.

The property briefly comprises an entrance lobby and hallway with access to two generous sized reception rooms. The first of two sat at the front of the property with a large bay fronted window and the second situated to the rear which benefits from a useful under stair storage cupboard and laminate flooring which flows throughout the ground floor.

The kitchen houses matching wall, base and drawer units with contrasting work surfaces, black subway tile splashback, inset stainless steel sink, oven, electric hob with overhead extractor fan and plumbing for a washing machine and space for a fridge/freezer.

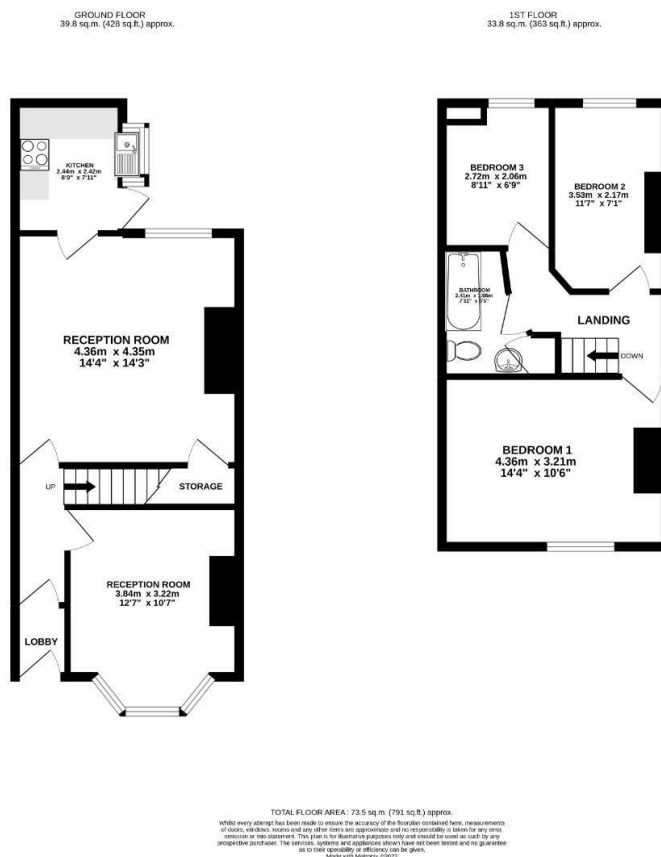
On the first floor there is a spacious double bedroom and two generous single bedrooms.

The bathroom houses a white, three piece suite comprising a low level WC, pedestal wash basin, bath with overhead shower and a handy built-in storage cupboard.

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

Externally there is a garden forecourt to the front and an enclosed yard to the rear.

The lease is 2000 years starting from 1906. There are 1884 years remaining. The ground rent is £27.10 per annum. The property is council tax band A.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH
T.
Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk