

Because life is

Petty
Real™

2 Beckenham Court
Burnley
BB10 2RJ



For Sale

- Tax Band - A
- Quasi-Semi
- Three Bedrooms
- Open-Plan Kitchen/Diner
- Lots Of Storage Space

Offers Over £95,000

- Ideal For A growing Family
- Popular Residential Area
- UPVC Double Glazing
- Spacious Living Accommodation



Situated in a quiet residential area on the outskirts of Burnley, close to Burnley General Hospital and a short drive to Nelson golf club, this quasi-semi would be an ideal investment for a growing family.

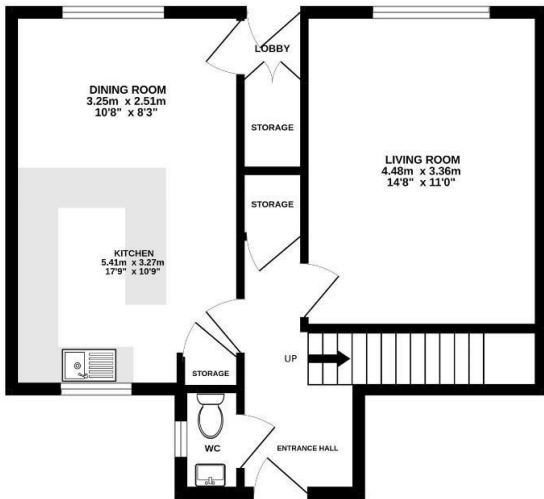
The property briefly comprises to the ground floor, an entrance hallway with stairs leading to the first floor, a downstairs cloakroom and useful storage cupboard. Adjoining the hallway is a spacious lounge with a large window overlooking the rear garden. The large kitchen/diner sits opposite, benefitting from dual aspect windows and a handy storage cupboard. The kitchen houses matching wall, base and drawer units and stainless steel sink. To the rear of the property is a lobby with an extra storage cupboard and door accessing the rear garden.

To the first floor, there is a central landing leading to two generous double bedrooms and a single, two more large storage cupboards and bathroom housing a three piece suite in white comprising a low level WC, wash basin and shower cubicle.

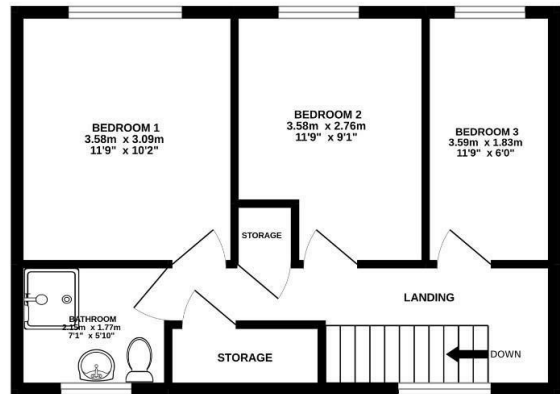
Externally there is a spacious sloped garden to the rear with gravel and patio area.

The property benefits from the modern day comforts of UPVC double glazing.

GROUND FLOOR
44.0 sq.m. (473 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 84.8 sq.m. (912 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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