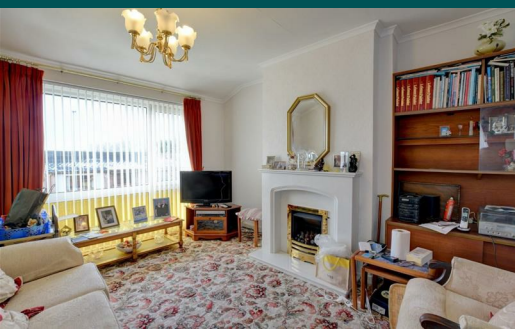


Because life is

Petty
Real™

4 Horning Crescent
Burnley
BB10 2NT



For Sale

- Semi-Detached
- Bungalow
- Two Double Bedrooms
- Large Garden
- Off Road Parking

Offers In The Region Of £145,000

- Garage
- UPVC Double Glazing
- Gas Central Heating
- In Need Of Some Modernisation
- Tax Band - B



A two bedroom, semi-detached bungalow located in a popular residential area on the outskirts of Burnley, a short drive to schools, local amenities and Burnley General Hospital. The property would be an ideal purchase for someone looking to downsize.

Arranged over one floor the property can be accessed from the side by a storm entrance porch which in turn leads into an entrance hallway, centrally located within home. To the front of the property is a generous lounge boasting double aspect windows flooding the room with an abundance of natural light and a stone fireplace with gas fire providing an attractive focal point within the room.

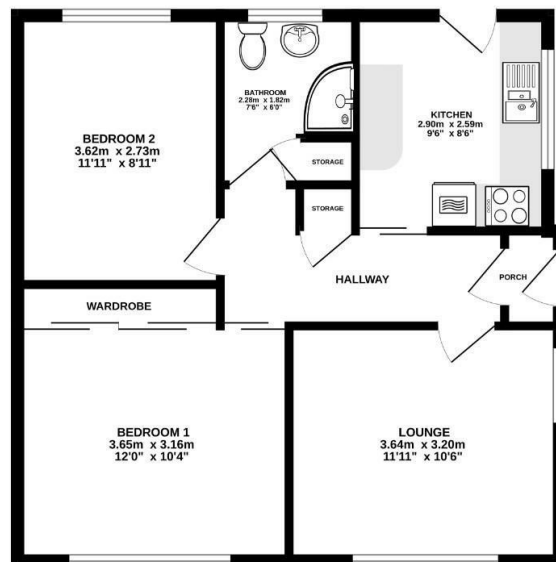
Opposite the lounge sits a fully fitted kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink, integrated oven, microwave and hob with overhead extractor fan.

Towards the end of the hallway are two well-proportioned double bedrooms, the master benefitting from fitted wardrobes. The bathroom houses a three piece suite comprising a low-level WC, pedestal wash basin and shower cubicle. There is also a large storage cupboard.

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

Externally there is a garden to the front of the property laid mainly to lawn with plant bedding and shrubbery. To the side is a lengthy driveway extending to a detached summerhouse and a generous garden to the rear with lawn and patio area.

GROUND FLOOR
53.1 sq.m. (571 sq.ft.) approx.



TOTAL FLOOR AREA: 53.1 sq.m. (571 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, wall thickness, recesses and any other parts 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 materials, fixtures and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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