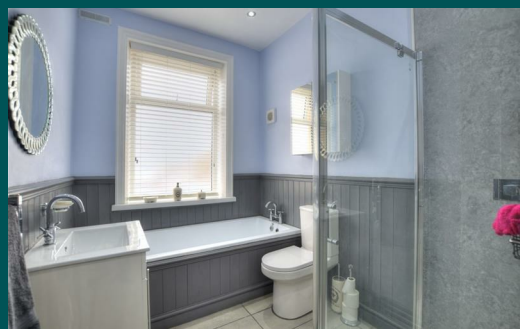


Because life is

Petty<sup>TM</sup>  
Real

1 Alder Street  
Burnley  
BB12 6ED



## For Sale

- End Stone Built Terrace
- 2 Bedrooms
- Popular Location
- Large Living Room
- U- Shaped Modern Fitted Kitchen

## Offers Over £100,000

- 2 Reception Rooms & Open Fire
- UPVC Double DGlazing
- Four Piece Bathroom Suite
- Private Rear Yard
- Close to all Amenities



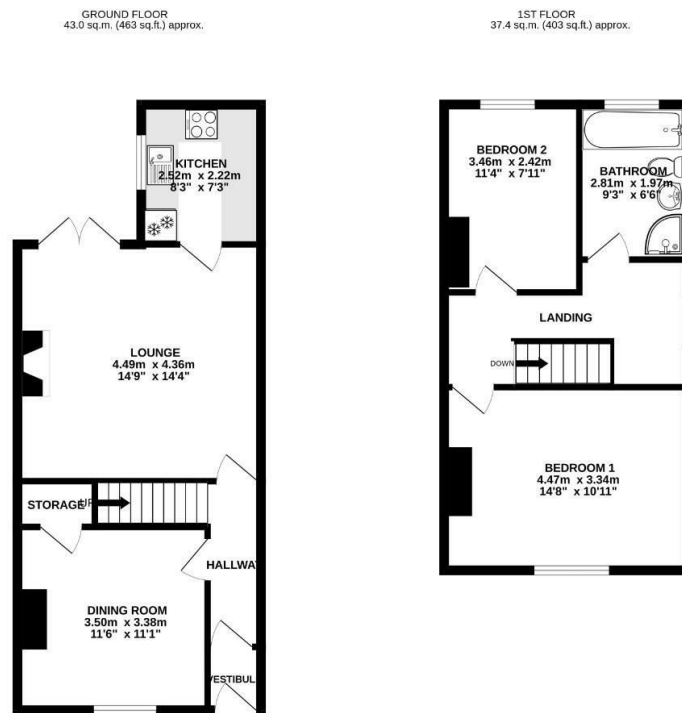
The property comprises of a substantial stone-built two-bedroom end-of-terrace property located within this popular and established residential area of Burnley. Conveniently situated within comfortable walking distance of local amenities including shops, schooling, main bus routes, and easy access to the M65 motorway providing excellent commuting throughout East Lancashire.

The accommodation is arranged over two floors which comprises; briefly on the ground floor of an entrance vestibule, hallway, and lounge with useful under-stairs storage and there is a larger living/dining room located to the rear of the property with a log burner and patio doors leading out to the rear yard. The separate kitchen houses a U-shaped arrangement of matching wall, base, and drawer units with coordinating working services.

On the first floor, there is a double bedroom to the front of the property and a double bedroom to the rear. The family bathroom houses a four-piece suite in white consisting of a low-level WC, pedestal hand wash basin, quadrant shower, panel bath and tiled splash backs. The box room has been opened up to the rear of the landing to create a dressing table area that allows an abundance of light in.

The property is complimented by the modern-day comfort of UPVC double glazing throughout. The property has undergone a substantial renovation, with recent sandblasting, new electrics, alarm system, repointed, complete new central heating system and plastered and a damp proof course throughout.

Externally there is an L-shaped enclosed yard to the rear with a raised decked area, L-shaped seating area.



TOTAL FLOOR AREA: 80.5 sq.m. (866 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplans and specifications shown here and not rely on them as a guarantee as to their accuracy or efficiency. No guarantee is given.



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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