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Petty  
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Heasandford House Cottage Netherwood Road  
Burnley  
BB10 2AH



For Sale

£165,000

- Cottage
- 3 Bedrooms
- Feature Electric Fire
- Galley Kitchen
- Quiet Location

- Close To Local Transport
- Charm And Character
- Spacious Lounge Diner
- Outdoor Space With Shed



Welcome to this charming Grade II listed cottage, full of rustic charm. Ideally located in a quiet location, set back from the road, this property is nearby to Queens Park, local transport links and local schools.

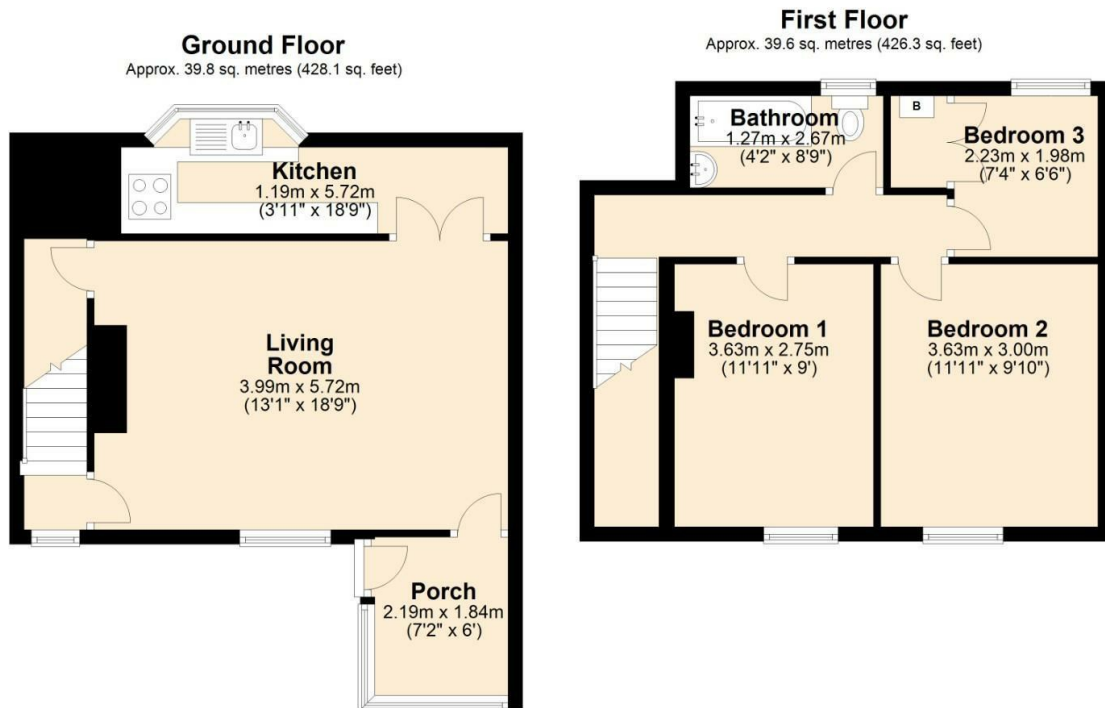
As you approach the entrance, you are greeted by an entrance porch. Step inside, and the heart of the home unfolds before you in the form of a cozy living room, complete with a feature electric fire. This inviting space is perfect for relaxing evenings and provides a comforting ambience during colder seasons. Continuing through to the rear of the property is a long galley kitchen featuring matching wall and base units and a stainless steel sink.

Venturing upstairs, you'll discover a well-appointed three-piece bathroom featuring a shower over the bath, sink and toilet.

The upper level further reveals two double bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. The third bedroom, a single, provides versatility for use as a guest room, home office, or a cozy retreat for a child.

Throughout the cottage, traditional features blend seamlessly with modern conveniences, creating a timeless and welcoming atmosphere. Don't miss the opportunity to make this cottage your home, full of character and charm.

The property has recently had a new porch roof, gutters and windows downstairs and benefits from gas central heating throughout.



Total area: approx. 79.4 sq. metres (854.4 sq. feet)



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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