

Because life is

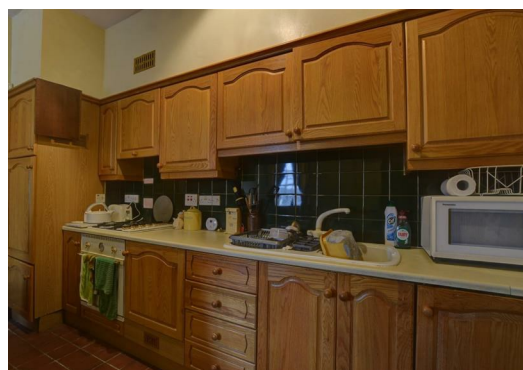
Petty  
Real™

For  
Sale



Flat 8 Stackhouses  
Bank Parade  
Burnley BB11 1UG

£65,000



### Key Features:

- Grade II listed
- Open Plan Living/Kitchen
- Secure Parking
- Alarm System Fitted
- Communal Gardens
- One Bedroom
- Over Two Floors
- Leasehold
- Three-Piece Bathroom
- Virtual Tour Available

Tenure: Leasehold  
EPC Rating: D  
Council Tax Band:



4 Manchester Road, Burnley, Lancashire, BB11 1HH  
T:

     
www.pettyreal.co.uk

# 1 BEDROOM Flat - Conversion

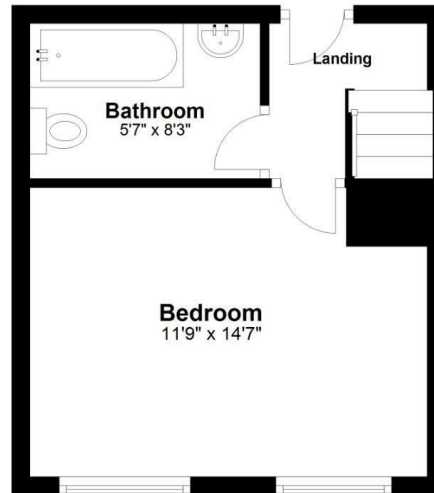
## Ground Floor

Approx. 232.7 sq. feet



## First Floor

Approx. 232.7 sq. feet



Total area: approx. 465.4 sq. feet

## Main Description:

Unique, Grade II listed basement apartment with a secure compound and parking. Close to Burnley Town Centre, and walking distance to the local bus station and train stations. Ideal for anyone looking to downsize or first time buyers.

The communal area is locked and requires a key for access. There is a postbox for the individual apartments and a storage unit across from the apartment which houses the meters.

Entering the apartment you are welcomed to the landing which provides access to the three-piece bathroom suite in white comprising a low-level WC, pedestal hand wash basin, and a paneled bath with a mixer shower. The double bedroom overlooks the communal garden at the rear.

Downstairs there is an open plan living area and kitchen which has been fitted with matching wall, base, and drawer units with a gas hob, electric oven, fridge, and freezer. There is also a combi boiler and an alarm system fitted.

The communal garden can be accessed from the living area and a side gate provides access to the secure car park which a key card is required to park.

the property comes part furnished.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property