

Because life is

Petty<sup>TM</sup>  
Real

121 Waterbarn Street  
Burnley  
BB10 1SD



For Sale

£75,000

- flush faced terraced house
- 2 double bedrooms
- gas fired central heating
- upvc double glazing
- recently fitted carpets

- rear yard
- close to local shops schools and bus route
- level location



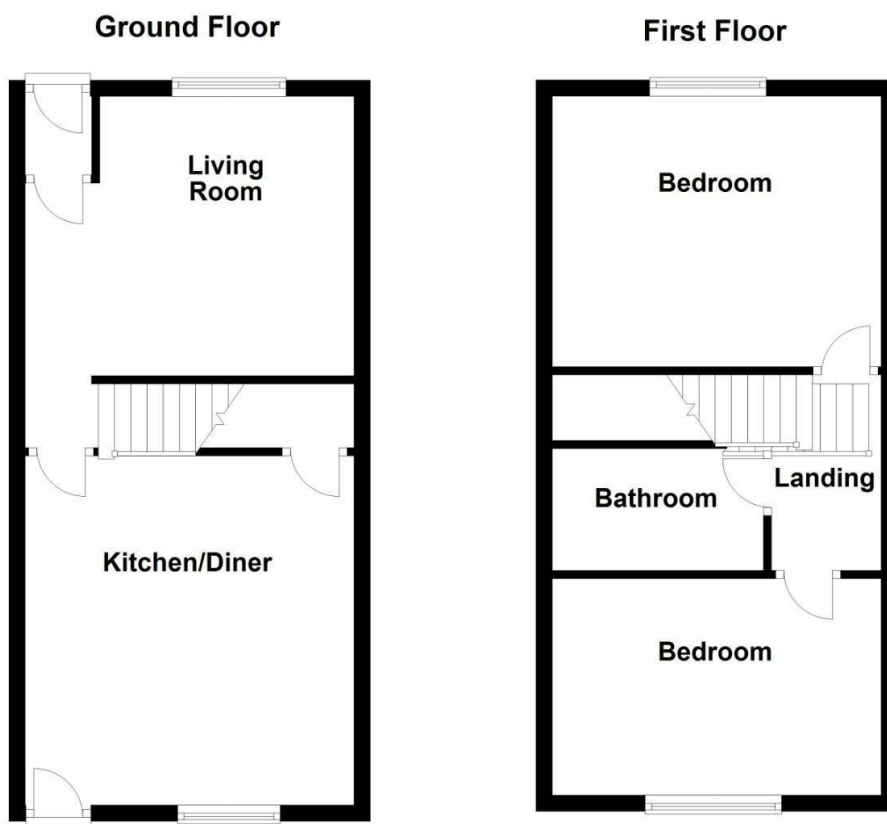
Step into this charming two-bedroom mid-terrace home that has recently been renovated and is a canvas awaiting your personal touch. Close to local schools, supermarkets, and bus stops.

The property sets itself for anyone looking to add their touch and create a lovely family home or the perfect investment property. As you enter the property you're welcomed into the entrance vestibule providing access to the front living room. The dining kitchen with a range of fitted base and wall units overlooks the rear yard

The first floor has two double bedrooms, one with a storage/wardrobe cupboard, and the bathroom has been fitted with a 3 piece suite comprising a paneled bath low-level wc, and pedestal wash hand basin

The property also benefits from gas-fired central heating, uPVC double glazing, and recently fitted carpets

Externally there is a private enclosed rear yard



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

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[Burnley.sales@pettyreal.co.uk](mailto:Burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)