

Because life is

Petty
Real™

31 Cornel Grove
Burnley
BB11 5LB



For Sale

Price £125,000

- Freehold
- Semi-Detached House
- Two Bedrooms
- Three-Piece Bathroom
- Driveway

- Rear Garden
- Perfect For First Time Buyers
- Close To Local Parks
- Near To Bus Routes & Transport Links
- Two Reception Rooms



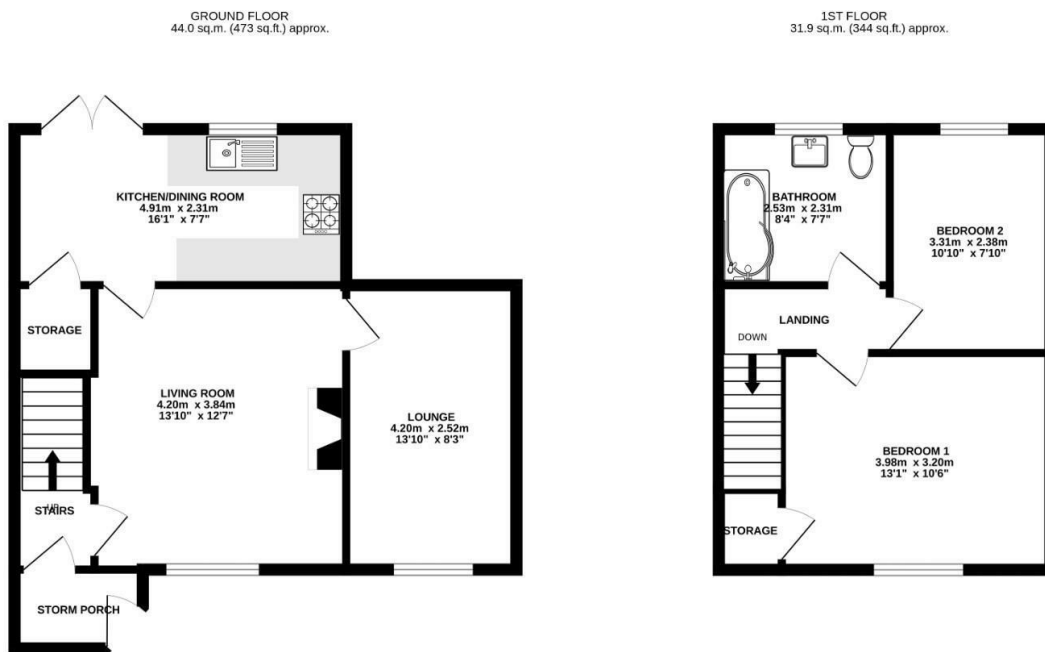
Lovely, well-maintained two-bed semi-detached house situated off Harold Avenue on a quiet cul-de-sac. Perfect for a first-time buyer or a growing family.

Entering the property into the storm porch, this is the ideal spot for shoes & coats. the living room is a grand size and benefits from a gas fire with a black surround creating the ideal focal point. The garage has been converted into another lounge room and runs adjacent to the living room.

To the rear is the fitted kitchen with matching wall, base, and drawer units with contrasting working surfaces with a range of appliances such as; an electric hob, gas hob, and sink/drainer. The kitchen provides plenty of space for a dining table and patio doors leading out to the rear garden.

On the first floor, there are two bedrooms, a double and a generous-sized single bedroom. The bathroom is a three-piece suite comprising a low-level WC, a pedestal hand wash basin, and a P-shaped bath with an overhead shower and cladding splashback.

Externally there is a driveway with double gates, a brick pathway, and a grassed area, The front is a very good size and the property is a big, corner plot. To the rear and side, it has been stone-flagged with a step down to an artificial grass area and the outhouse/summerhouse that is currently used for storage.



TOTAL FLOOR AREA : 75.9 sq.m. (817 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52023



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
T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk