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26 Barden Lane
Burnley
BB10 1JQ



For Sale

Asking Price £105,000

- Tax Band - A
- EPC - B
- Semi-Detached
- Two Bedrooms
- Large Garden

- Off-Road Parking
- Close To Local Amenities
- Good Transport Links
- Kitchen/Diner
- Leasehold



A two bedroom, semi-detached property situated in a popular residential area in the Barden Lane district of Burnley. Close to local amenities, with good transport links and a short drive to Burnley General Hospital and Burnley Town Centre, presenting an ideal purchase for a first time buyer looking to gain a foothold on the property ladder.

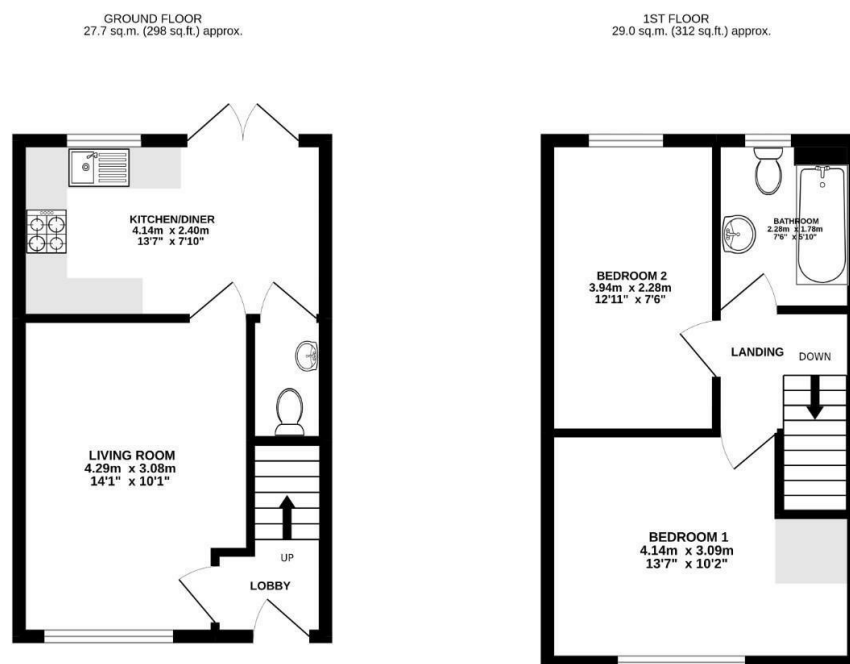
The property is arranged over two floors and briefly comprises to the ground floor an entrance lobby with stairs accessing the first floor and leading to a spacious living room set to the front of the property. To the rear is a modern kitchen/diner housing matching wall, base and drawer units with complimentary work surfaces stainless steel sink, oven and gas hob with overhead extractor fan. Patio doors lead to the rear garden and there is a useful downstairs cloakroom with a two piece suite.

To the first floor is a central landing leading to two generous double bedrooms and a bathroom housing a white three piece suite comprising a low level WC, pedestal wash basin and panelled bath with overhead shower.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a driveway to the front and to the rear is a large, enclosed garden laid mainly to lawn with a patio area.

The lease is 250 years (less 3 days) from 24 July 2012. There are 240 years remaining. No ground rent is charged.



TOTAL FLOOR AREA: 56.7 sq.m. (610 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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