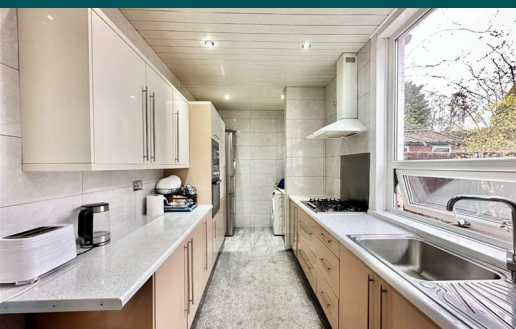


Because life is

Petty
Real™

323 Colne Road
Burnley
BB10 1TP



For Sale

Price £320,000

- Mid Terrace
- Four Double Bedrooms
- Highly Sought After Location
- Perfect Family Home
- Three Reception Rooms
- Bay Windows
- Gas Central Heating
- Close To Burnley General Hospital
- Near To Local Schools
- Fantastic Transport Links



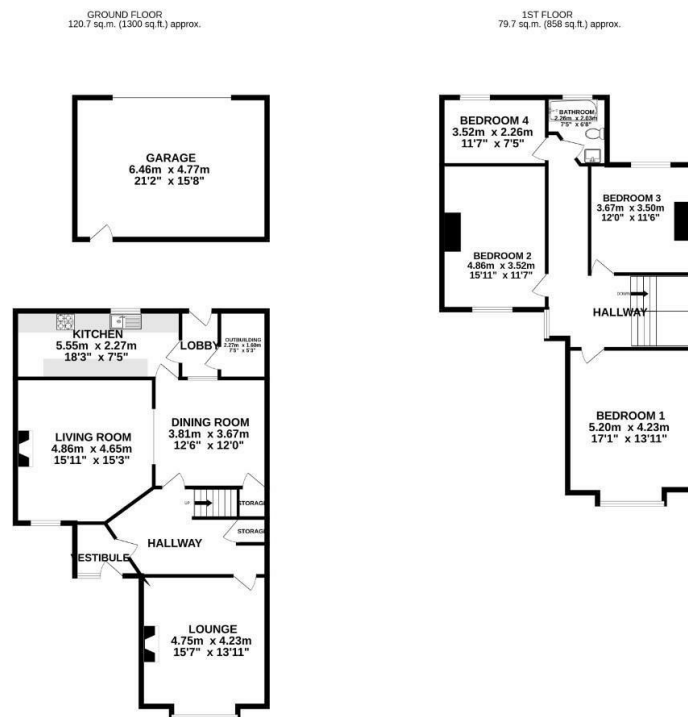
Very rare opportunity to acquire a big, brick-built terrace located on Colne Road close to Burnley General Hospital, motorway links & local schools. Highly sought-after location.

To the front of the property is a long, galley garden with plenty of space for entertaining guests. Entering into the vestibule you have access to the front, bay-fronted living room benefitting from a gas fire and uPVC double glazing. To the rear is an open-plan lounge/dining room providing plenty of space for the family, This area can be separated into two separate rooms if needed.

The kitchen is located to the rear and fitted with matching walls, base and drawer units, contrasting work surfaces, and plumbing for a washing machine.

On the first floor, there are four double bedrooms with the main bedroom located to the front with a large, bay window with stunning views over Pendle. The family bathroom has recently been renovated comprising a low-level WC, a pedestal hand wash basin and a panelled bath with an overhead shower.

Externally there is a private rear yard. The double garage can be accessed from the back lane.



TOTAL FLOOR AREA: 200.5 sq.m. (2158 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Model ref: 10/2022



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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