

Because life is

Petty RealTM

4 Leven Street
Burnley
Lancashire
BB11 3EW



For Sale

- 2 Bedroom End Terrace
- Ensuite Shower Room
- Off Road Parking
- Close To Towneley Park
- Quiet Location

Price £90,000

- Open Plan Living / Dining Room
- Central Heating
- Blank Canvas
- No Chain
- Close to Transport Links



Available with a tenant in situ.

Nestled in a tranquil and private setting, this charming terrace property offers the perfect blend of comfort, convenience.. Enjoy the off-road parking while being within close proximity to all the amenities the town centre has to offer.

Step inside and discover a thoughtfully designed layout. The ground floor greets you with a convenient downstairs cloakroom, setting the tone for the practicality and functionality of this home. The open-plan lounge and dining room exude a welcoming ambiance, seamlessly integrated with a fitted kitchen boasting a built-in oven and hob. It's an ideal space for entertaining friends and family or simply relaxing.

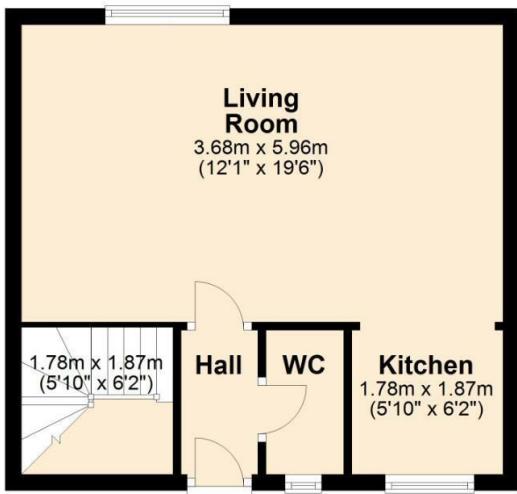
Ascending to the first floor, you'll find two generously sized double bedrooms, one of which features an en-suite bathroom and fitted wardrobes, ensuring ample storage and a private retreat. Additionally there is a three-piece family bathroom suite in white, complete with a shower over the bath..

Embracing modern comforts, this property is equipped with gas central heating and double glazing throughout, ensuring warmth and energy efficiency, while its neutral décor provides a canvas for personalization to make it truly your own.

Beyond the comforts of home, revel in the tranquility of this peaceful neighborhood. Despite its peaceful setting, it's astonishingly close to the heartbeat of Burnley, just a swift 2-minute drive from the town centre and the exquisite Towneley Park. Furthermore, with quick access to the M65 Motorway network within 5 minutes, the convenience of connectivity to other destinations is at your fingertips.

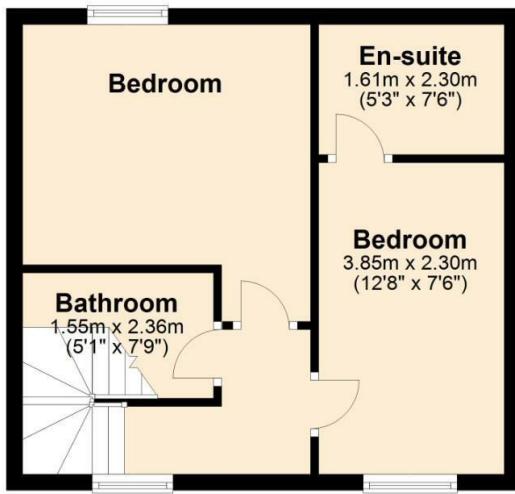
Ground Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.6 sq. feet)



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 firms 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 burnley.lettings@pettyreal.co.uk

property.management@pettyreal.co.uk

www.pettyreal.co.uk