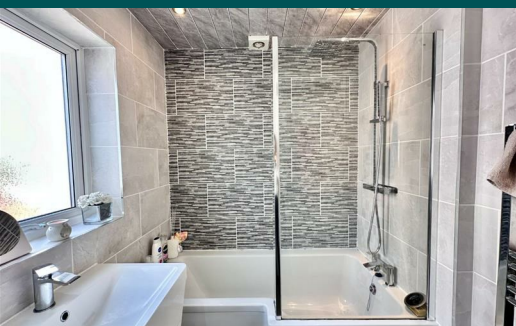


Because life is

Petty  
Real™

22 Amersham Grove  
Burnley  
BB10 2RP



For Sale

Asking Price £140,000

- Four Bedrooms
- End Terrace
- South Facing Garden
- Kitchen Diner
- Spacious Lounge

- Downstairs WC
- Recently Updated Throughout
- Ideal for First Time Buyers/Growing Families
- Tax Band A
- EPC Rating C



Situated in a quiet and popular residential area on the outskirts of Burnley, close to Burnley General Hospital and local bus routes, this end terrace property would be an ideal purchase for first-time buyers or a growing family.

As you enter the property through the UPVC front door, you are greeted by an entrance hallway with a useful WC, storage cupboard and staircase ascending to the first floor. To the right of the hallway is a generous lounge boasting a large window letting in an abundance of natural light and an electric fire providing an attractive focal point within the room.

Opposite is a spacious kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces, integrated double oven, electric hob, fridge/freezer and space for a washing machine and a tumble dryer. There is also a back door leads out to the rear garden.

To the first floor a landing leads to two generous double bedrooms and a single at the rear of the property boasting lovely views of Pendle Hill. To the front of the property sits an additional single bedroom, ideal also as an office/study.

The bathroom houses a three piece white bathroom suite including vanity sink and shower over the bath. It is decorated with a modern grey tile.

The property benefits from a new kitchen, bathroom, heating system, wiring and a new roof.

Externally there is an enclosed garden to the rear laid mainly to lawn with decking and patio area.



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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