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115 Albion Street
Burnley
BB11 4JG



For Sale

- Garden Fronted
- Mid Terrace
- Three Bedrooms
- Two Reception Rooms
- Ideal for Commuters/Growing Family

Offers Over £120,000

- 4 Piece Bathroom Suite
- Close to Transport
- Scott Park a Short Walk Away
- EPC Rated B
- Tax Band A



Welcome to this charming garden-fronted mid-terrace property, nestled in a desirable location near Scott Park, offering excellent connectivity to Manchester and beyond via both bus and train routes. Situated just moments away from Burnley Manchester Road Station, this home is a commuter's dream, with easy access to Manchester, Leeds, and York. Ideal for a growing family, this residence boasts proximity to primary and secondary schools, ensuring convenience for your children's education.

Upon entering, you'll be greeted by a welcoming hallway leading to the first floor. To the right, the spacious living room awaits, adorned with a bay window that fills the space with natural light, complemented by a charming feature fireplace.

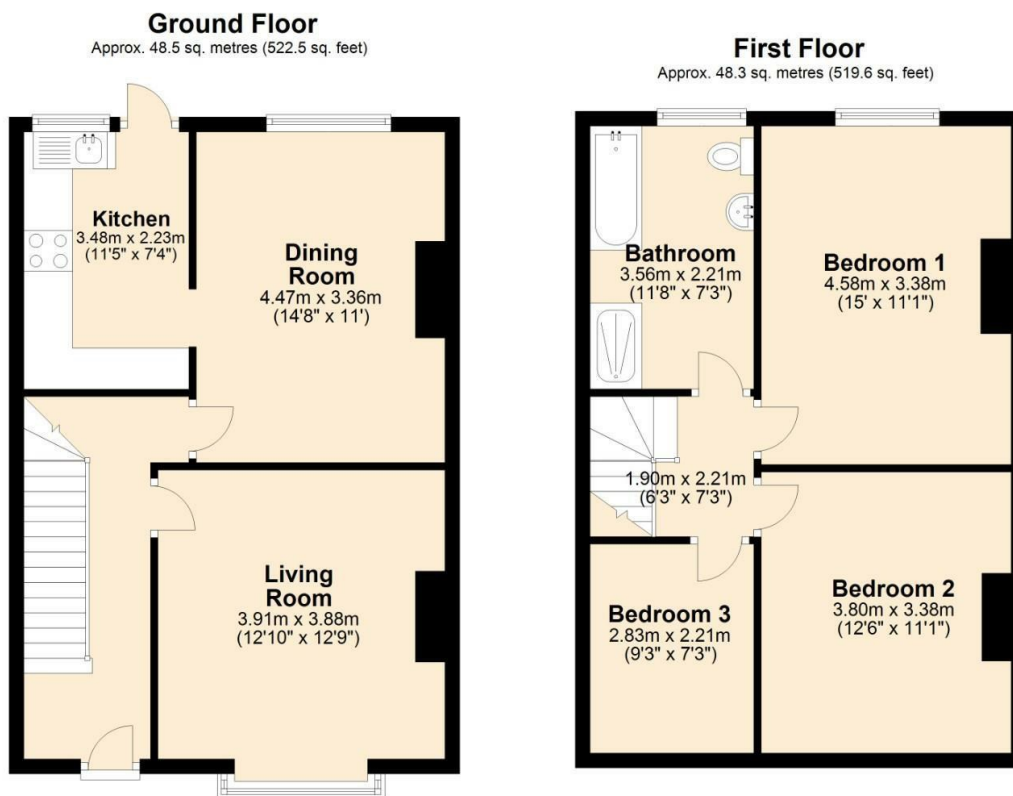
Continuing through, you'll find the dining room, offering ample space for hosting dinners or family gatherings. Adjacent to the dining area is the well-appointed kitchen, featuring matching wall and base units, a complementary wood work surface, integrated oven and hob, and provisions for a washer, dryer, and dishwasher. Access to the rear yard adds to the practicality of this space.

Ascending the stairs, you'll discover the main bedroom, currently utilized as a double office space, offering versatility to suit your needs. The family bathroom, conveniently located to the rear, boasts both a double shower and a bath, alongside the usual amenities of a sink and low-level WC.

To the front of the property lie an additional double bedroom and a single bedroom, perfect for accommodating children or guests.

The property also benefits from having solar panels which pay in every quarter!

With its functional layout, convenient location, and ample space for family living, this property presents an excellent opportunity for those seeking a comfortable and well-connected home in Burnley. Don't miss out on making this your own haven!



Total area: approx. 96.8 sq. metres (1042.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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