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23 Pine Street  
Burnley  
BB11 3AE



For Sale

Auction Guide £45,000

- Mid-Terrace House
- Two Bedrooms
- Modern Kitchen
- Tax Band A
- Luxury Bathroom

- Recently Decorated
- Family Home
- Near To Transport Links
- Close To Amenities
- Viewings Recommended

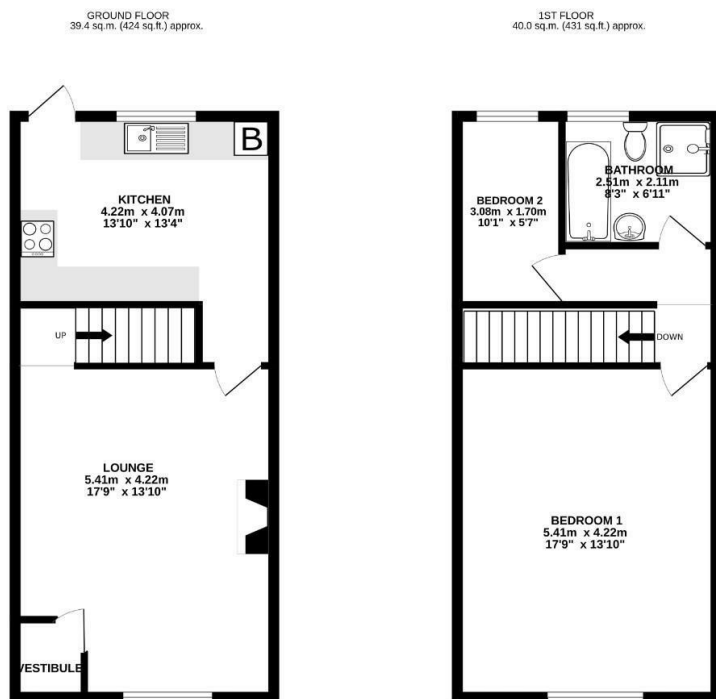


For Sale by traditional method of auction. This is a fantastic opportunity to own a two-bedroom mid-terrace house full of charm and character. Located in the popular area of Burnley. Close to schools, amenities, and transport links. This house would be perfect for first-time buyers or growing families.

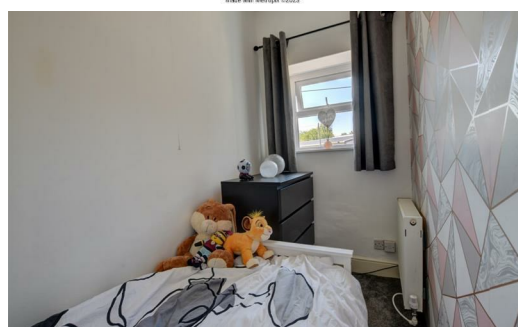
The property is split over two floors. The ground floor includes a large reception room, and a spacious kitchen/diner. The modern kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, an integrated oven with an extractor fan, and a checkered tile splashback. The reception room is roomy and cozy including a marble gas fireplace.

The first floor includes two large bedrooms and a bathroom. The bathroom is a four-piece white-piece suite comprising, a full basin, a panel bath, a low-level W.C., and a walk-in shower.

To the rear of the property is an enclosed backyard. The entire property benefits from the modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!



TOTAL FLOOR AREA: 79.4 sq.m. (855 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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 condition or efficiency can be given.  
Made with MetreX room



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4 Manchester Road, Burnley, Lancashire, BB11 1HH  
T.

[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)