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Petty
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42 Harling Street
Burnley
BB12 6JG



For Sale

Asking Price £70,000

- Terrace House
- Two bedrooms
- Modern Kitchen/diner
- Spacious Lounge
- Three Piece Bathroom

- Family Home
- Near To Transport Links
- Close To Amenities
- Tax Band A
- Viewing Recommended



This two bed mid terrace is for sale with no chain and is ideal for first time buyers or investors. It is located in the popular area of Rosegrove, close to schools, transport links and amenities.

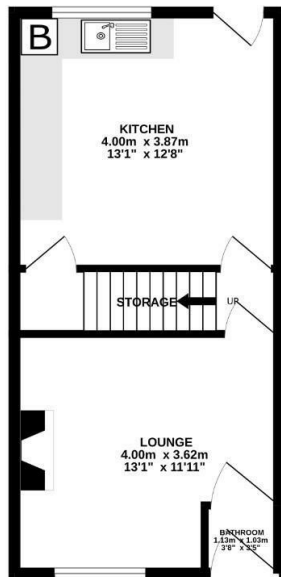
The property is split over two floors. The ground floor includes one large reception room and a spacious kitchen/diner. The modern kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, many spaces to put appliances surrounded by embossed tile splash back. The lounge is light and open, benefitting from an electric fire with a feature fireplace surround.

The first floor includes two bedrooms, and a family bathroom. The bathroom comprises a three-piece white suite full basin, a panel bath with an overhead shower, and a low-level W.C.

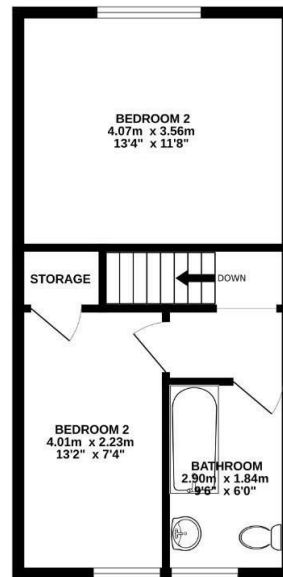
To the rear of the property is an enclosed backyard.

The entire property benefits from great storage and modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!

GROUND FLOOR
33.3 sq.m. (359 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA: 67.8 sq.m. (730 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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 Floorplan CS200



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