

Because life is

Petty
Real™

24 Albion Court
Burnley
BB11 4LW



For Sale

Asking Price £64,950

- First Floor Flat
- Two Bedrooms
- Over 55's
- Private Entrance
- Residential Parking

- No Chain
- Close To Public Transport
- Short Walk to Scott Park
- Tax Band A



Welcome to your new home! Step into this charming first-floor flat, boasting its own private entrance for that extra touch of privacy and independence. As you open the front door, you're greeted by a staircase leading up to your cozy abode.

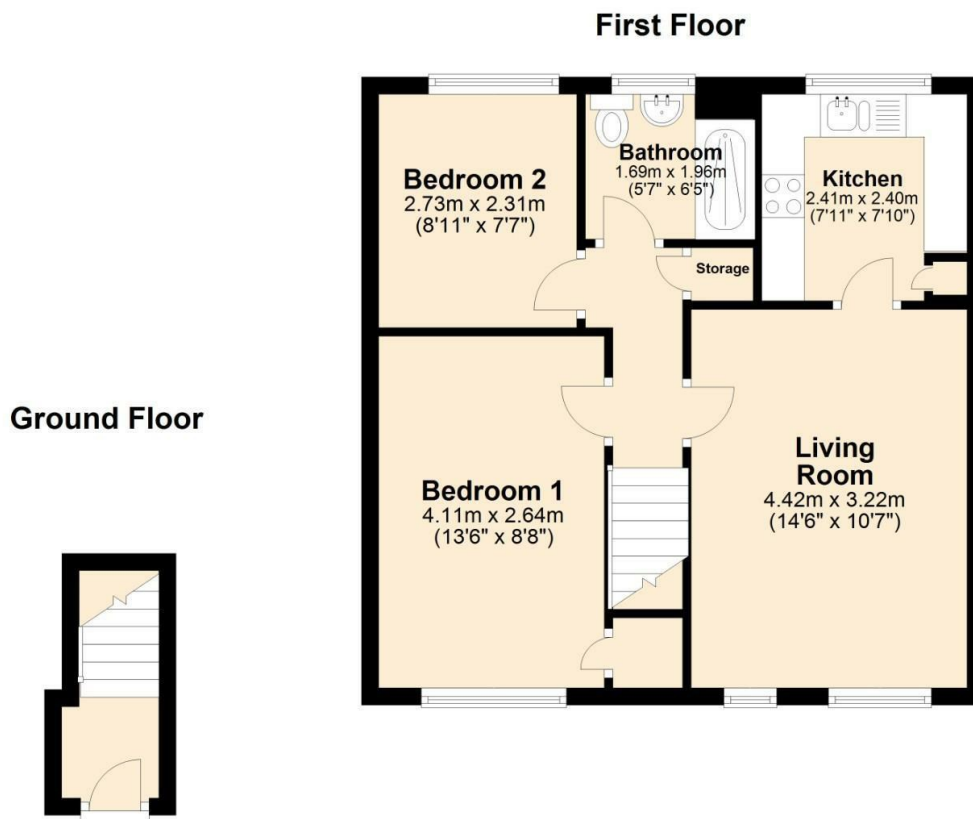
The heart of the home is the light-filled and spacious living room, seamlessly connected to the kitchen, perfect for both relaxed evenings and entertaining guests. The kitchen is equipped with matching wall and base units, complemented by sleek work surfaces, and features a fitted oven, hob, and stainless steel sink, making meal preparation a breeze.

To the left of the stairs awaits the inviting master bedroom, generously sized and complete with fitted wardrobes and convenient over stairs storage, offering ample space for all your belongings. Adjacent lies a comfortable single bedroom, offering peaceful nights of rest.

Completing this delightful residence is the modern tiled bathroom, featuring a convenient walk-in shower, adding a touch of luxury to your daily routine.

Nestled in a tranquil and welcoming neighborhood, this property is exclusively available to those over 55, ensuring a serene and harmonious living environment. Additionally, its proximity to Scott Park and convenient access to bus routes via Manchester Road or Coal Clough Lane offer the perfect blend of convenience and relaxation.

Don't miss out on the opportunity to call this lovely flat your new home, where comfort, convenience, and community come together seamlessly.



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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