

Because life is

Petty
Real™

1 Straight Mile Court
Burnley
BB11 3DU



For Sale

£150,000

- End Townhouse
- Three Floors
- Garage
- Off Road Parking
- Kitchen/Diner

- Three Bedrooms
- Two En-Suites
- Utility Room
- Tax Band - C
- EPC - E



A modern, three storey townhouse located in a popular residential development just off Belvedere Road close to schools and a short drive to Burnley Town Centre and local amenities.

Arranged over three floors the property briefly comprises to the ground, an entrance hallway as you enter through the UPVC front door, with a staircase ascending to the first floor and two useful storage cupboards. The ground floor also includes a single bedroom, a three-piece shower room and utility room with access to the rear garden.

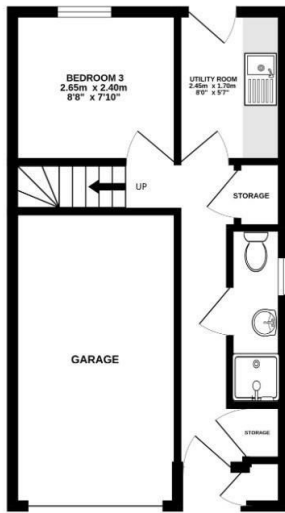
To the first floor is a generous lounge benefitting from two windows letting in an abundance of natural light and a good sized kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, double bowl stainless steel sink, integrated dishwasher, fridge/freezer, oven and gas hob.

On the second floor, a second landing leads to two well-proportioned double bedrooms both benefitting from fitted wardrobes and their own en-suite facility.

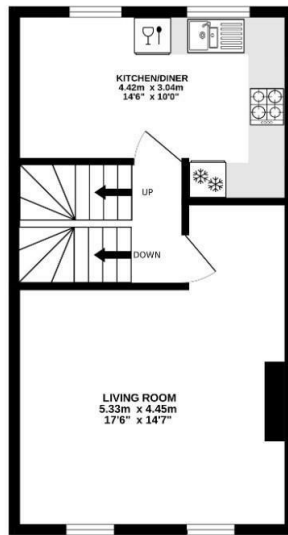
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is a driveway to the front of the property leading to a garage and an enclosed garden to the rear laid mainly to lawn.

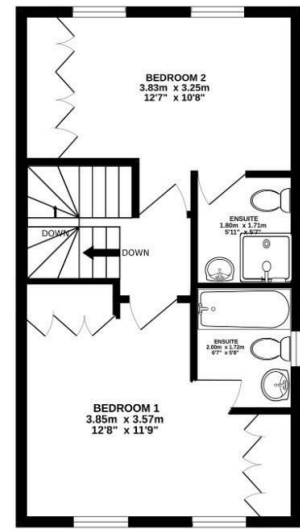
GROUND FLOOR
33.7 sq.m. (363 sq.ft.) approx.



1ST FLOOR
36.9 sq.m. (399 sq.ft.) approx.



2ND FLOOR
36.0 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 106.1 sq.m. (1142 sq.ft.) approx.

Whilst 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 operability or efficiency can be given.
Made with Metropix ©2023



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.

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

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk