

Because life is

Petty  
Real™

8 Upperbrook Court Greenbrook Road  
Burnley  
BB12 6PY



For Sale

- Two Bedroom Apartment
- Master Bedroom En-Suite
- Kitchen Dining Area
- Juliet Style Balcony
- Three Piece Bathroom Suite

Offers In The Region Of £104,950

- Ideal For First Time Buyers / Investors
- Allocated Parking Space
- No Onward Chain
- Leasehold
- EPC B



Welcome to Upperbrook Court, a modern and conveniently located apartment off Greenbrook Road, Burnley. This well-designed property features two bedrooms, including one with an en-suite, a family bathroom, and an open-plan kitchen and dining area that flows into the living space.

Upon entering the apartment, you are greeted by the master bedroom on the left. This spacious room includes an en-suite bathroom and built-in wardrobes, providing ample storage and flexibility for various furniture arrangements.

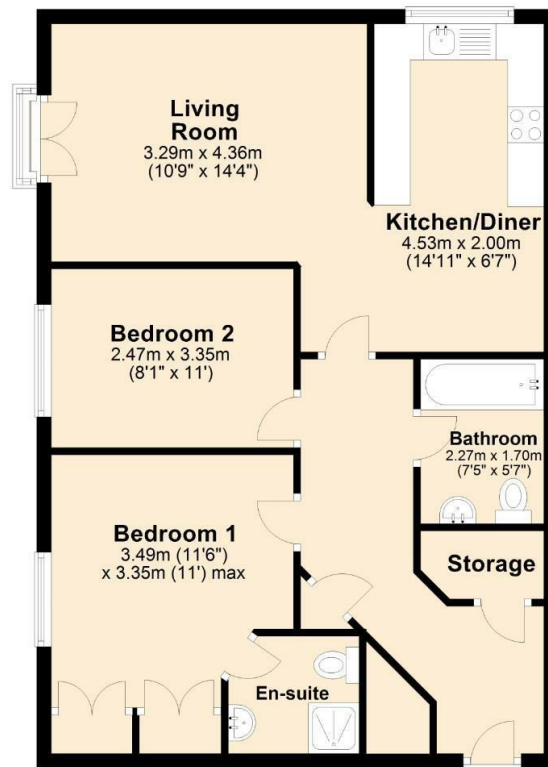
The second bedroom is ideal for a child's bed or can be transformed into a home office, making it perfect for remote workers. Directly across from this bedroom, you will find the family bathroom, which is equipped with a three-piece suite.

The heart of the home is the kitchen and dining area, where a tidy, compact kitchen awaits. It is well-appointed with plumbing for a washing machine, an oven, and a gas hob, with enough space for a dining table. This area seamlessly transitions into the living space, which is large enough to accommodate various furniture layouts and features a Juliet balcony, bringing in plenty of natural light.

The boiler in the property was replaced in 2022, the apartment now benefits from a thermostat programmer. The boiler has a five year guarantee through till 2027.

For security and convenience, the property is situated within the first block of apartments and includes an intercom system linked to the front door. Additionally, the apartment comes with a designated parking spot and ample space for visitor parking.

### Ground Floor



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](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)