

Because life is

Petty<sup>TM</sup>  
Real

17 Hillside  
Burnley  
BB11 5JN



For Sale

£120,000

- No Chain
- Semi Detached
- Two Bedrooms + Attic
- Spacious Lounge
- Conservatory
- Low Maintenance Garden
- Driveway
- Front Garden
- Freehold
- Tax Band A



Welcome to this 2-bedroom semi-detached house, perfect for first-time buyers or a growing family. Situated in a popular residential area of Burnley, the property is ideally located close to local transport routes and schools.

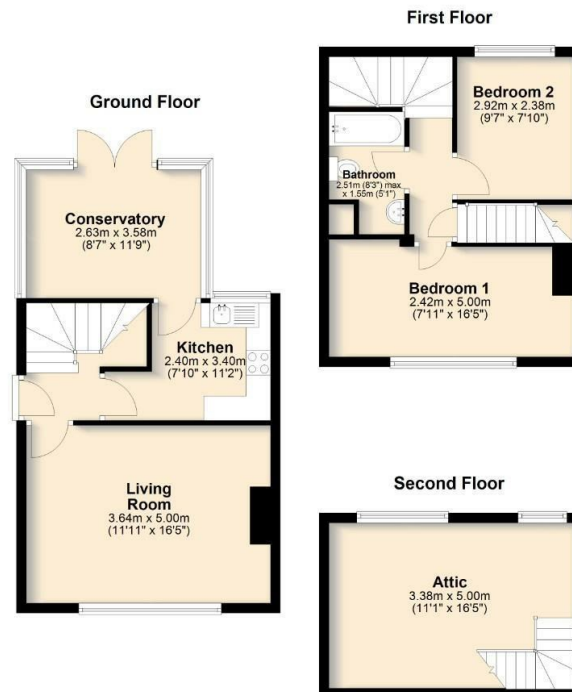
As you approach, you are greeted by a neat lawn and driveway at the front, offering off-street parking. The entrance, located at the side of the house, opens into a small welcoming hallway. To your right, you'll find a spacious and bright living room, ideal for relaxing and entertaining. Adjacent is a well-appointed kitchen with matching wall and base units, leading into the conservatory, providing additional living space and views of the garden.

Upstairs, the second bedroom is a well-proportioned double, perfect for a child's room or guest bedroom. Opposite is the family bathroom, complete with a modern 3-piece suite, including a panel bath. At the front of the property, the master bedroom is a generous double, offering ample space for wardrobes and storage.

A staircase leads to the attic, a versatile area with great potential for use as a home office, playroom, or extra storage space.

To the rear, you'll find a low-maintenance garden, mostly flagged with a surrounding hedge, providing a private outdoor space for relaxing and entertaining.

This property is a fantastic opportunity to own a family home in a desirable location.



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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