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Petty  
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252b Gannow Lane  
Burnley  
BB12 6JJ



For Sale

Asking Price £89,950

- End Terrace Property
- Two Bedrooms
- Two Reception Rooms
- Large Family Bathroom
- Close Links To Motorways & Main Roads

- Desirable Location
- Perfect For A First Time Buyer Or Investor
- EPC Rating: E
- Council Tax Band: A
- Freehold



No onward chain!

This charming two-bedroom end-terrace property on Gannow Lane, Burnley, is an excellent opportunity for first-time buyers or investors alike. Upon entry, you're greeted by a hallway that leads to the first reception room, situated on the right. This room offers a cosy atmosphere, with fitted storage on one side of the chimney breast and plenty of space for freestanding furniture or appliances.

Moving through the property, the second reception room opens up into a spacious kitchen. This open-plan area is currently used as the primary living space but could also serve as a dining area, thanks to its seamless connection to the kitchen. The kitchen itself is well-equipped, providing ample counter space for meal preparation and plenty of storage.

Upstairs, the generously-sized master bedroom spans the full width of the property, overlooking the front and benefiting from built-in storage solutions. The second bedroom is located at the rear, offering a peaceful view, while the family bathroom features a practical three-piece suite, including a bath/shower, sink, and toilet.

Overall, this property combines comfortable living spaces with practical features, making it a great option for buyers looking for a home with potential.



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

### Gannow Lane, Burnley



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