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Petty<sup>TM</sup>  
Real

14 Stoney Street  
Burnley  
BB11 3PT



## For Sale

- \*Attention First Time Buyers & Investors.\*
- Available For Sale With No Onward Chain Delay.
- Two Bedroom Mid-Terrace Property.
- Three Piece Bathroom.
- Large Kitchen Dining Area.

## Offers Over £75,000

- Rear Yard.
- Located Ten Minutes Away From Burnley Town Centre.
- EPC Rating: TBC.
- Council Tax Band: A.
- Leasehold.



Welcome to Stoney Street, Burnley!

This charming property is offered for sale with no onward chain, making it an ideal opportunity for investors or first-time buyers.

As you step through the front door, you're welcomed into the spacious living area, offering ample room for freestanding furniture. The space is enhanced by an electric fire and convenient storage options on either side of the chimney breast.

Moving through to the kitchen/dining area, you'll find well-positioned counter space along the right wall and adjacent to the rear window, creating a functional cooking environment. The central space is perfectly suited for a dining table, making it ideal for family meals or entertaining. The kitchen also benefits from a newly fitted boiler under warranty and includes a handy under-stairs storage cupboard for additional space.

Upstairs, the master bedroom overlooks the front of the property and offers generous room for freestanding furniture, such as a bed, bedside cabinets, wardrobes, and even a TV—creating a versatile and comfortable retreat.

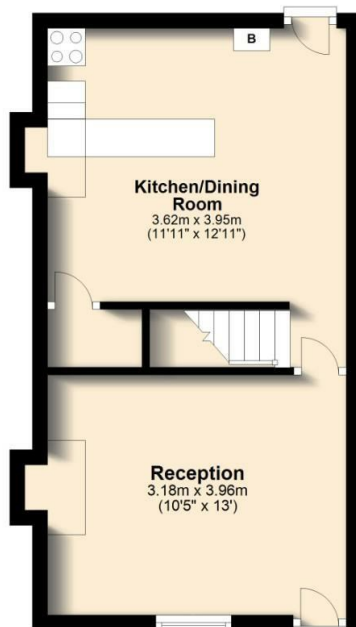
Across the landing, you'll find the family bathroom, featuring a three-piece suite comprising a bath with an overhead shower, toilet, and sink.

The second bedroom is located at the rear of the property and is well-proportioned, making it perfect as a child's bedroom, home office, or guest room—suited a variety of needs.

This well-presented home is brimming with potential and ready to be transformed to suit your style and needs. Don't miss this fantastic opportunity to secure a home in a popular and convenient location!

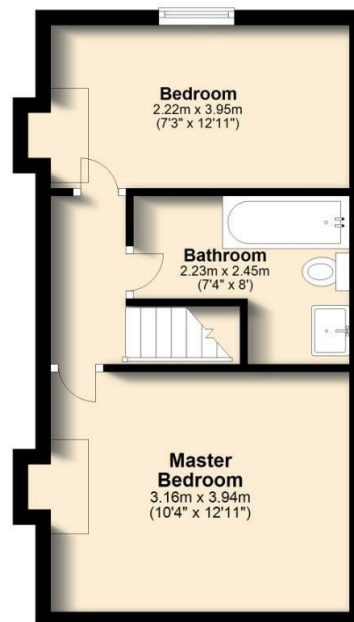
### Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



### First Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



Total area: approx. 60.6 sq. metres (651.8 sq. feet)

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.

### Stoney Street, Burnley



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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