

Because life is

PettyTM
Real

81 Queen Victoria Road
Burnley
BB10 3DW



For Sale

- Four Bedrooms
- End Terrace
- Two Reception Rooms
- Downstairs Shower Room
- Basement Storage

Offers Over £155,000

- Ideal Family Home
- Close To Local Schools
- Council Tax Band: A
- EPC - TBC
- Leasehold



VIEWINGS HIGHLY RECOMMENDED

Welcome to this four-bedroom end-terrace home on Queen Victoria Road, Burnley—a perfect haven for growing families. Ideally situated close to local primary and high schools, and with convenient access to main roads, this property offers a blend of comfort and practicality right at your doorstep.

As you step inside, you're welcomed into a spacious first reception room, ideal for various furniture arrangements and for those who enjoy refreshing their space from time to time. The room's highlight is a newly installed electric fireplace, complete with multiple heat and lighting settings to create the perfect ambience for any occasion.

The second reception room, just off the first, is perfect for dining and seamlessly connects to the kitchen, making it an excellent space for hosting family gatherings and entertaining friends.

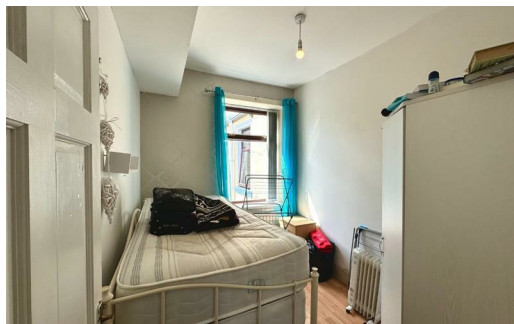
The kitchen itself is well-appointed, offering ample storage and workspace for meal preparation. Adjacent to the kitchen, you'll find a convenient downstairs shower room—a highly sought-after feature that adds extra functionality to the home.

Moving to the first floor, you'll discover the master bedroom, offering generous space for storage and multiple furniture arrangements, allowing you to truly make it your own. Across the landing, the second bedroom, another double, provides an ideal space for children or guests, with plenty of room for studying or relaxing.

The family bathroom is also located on the first floor, featuring a three-piece suite with a toilet, bath with shower, and sink, offering everything you need for everyday comfort.

At the rear of the property, the third and fourth bedrooms provide versatile spaces that can be used for children, guests, or even as home offices or additional storage.

This property is a must-see, offering a versatile layout and modern amenities that cater to the needs of a growing family. Schedule your viewing today to fully appreciate all that this home has to offer.



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