

Because life is

Petty<sup>TM</sup>  
Real

8 Settle Terrace  
Burnley  
BB10 1UE



For Sale

Asking Price £125,000

- Attention First Time Buyers & Upsizing Families!
- Three Bedroom House.
- Large Reception Room With Bay Window.
- Great Size Kitchen.
- Three Piece Bathroom.

- Off Road Parking.
- Situated Close To Burnley General Hospital.
- EPC Rating: C.
- Council Tax Band: B.
- Leasehold.





### Charming 3-Bedroom End-Terrace Home – Ideal for Families & Investors

Welcome to Settle Terrace, Burnley – a fantastic opportunity to acquire a well-presented three-bedroom end-terrace home in a sought-after location. Offering spacious interiors, modern features, and easy access to local amenities, this property is perfect for first-time buyers, families, or investors looking for a strong rental yield.

#### Key Features:

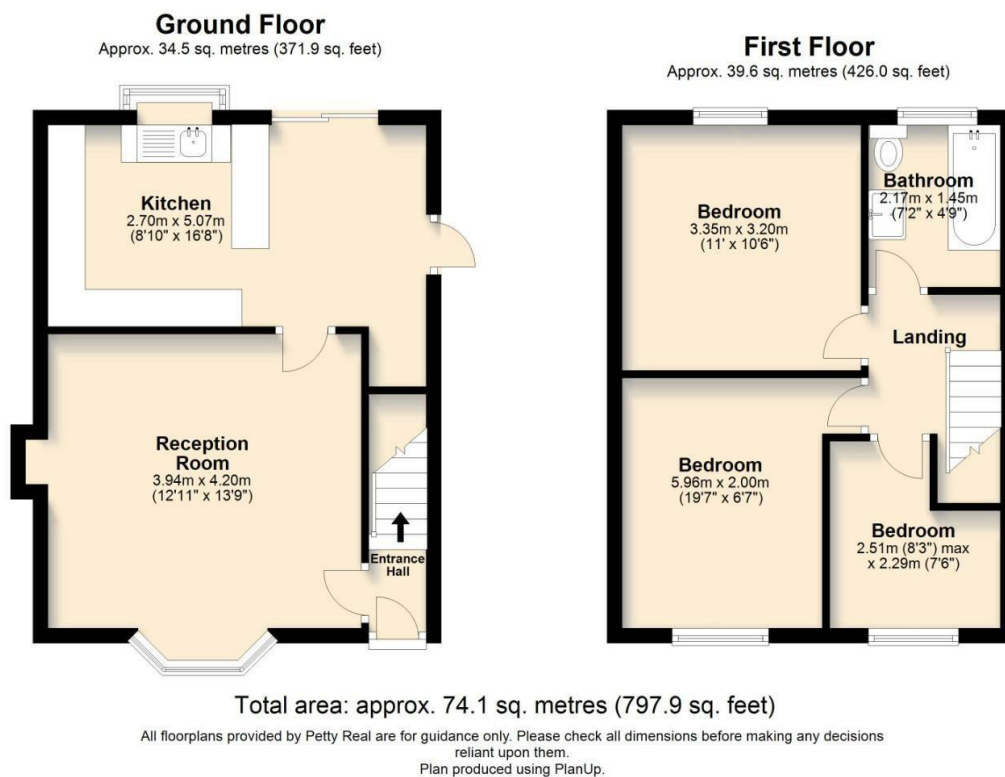
Three Well-Proportioned Bedrooms – Ideal for families or those needing extra space.  
Spacious Living Room – A welcoming space with natural light, perfect for relaxing or entertaining.  
Kitchen – Ample storage and workspace, catering to all your culinary needs.  
Family Bathroom – A contemporary suite with a bathtub and overhead shower.  
End-Terrace Position – Enjoy additional privacy with potential for side access.  
Rear Garden – A low-maintenance outdoor space, great for relaxing or storage.  
Fantastic Location – Close to local schools, transport links, and amenities.

#### Location Benefits:

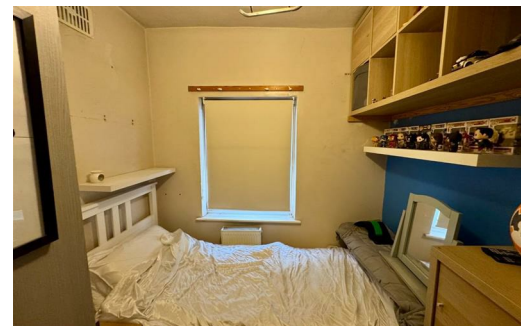
Excellent Transport Links – Burnley Central and Burnley Manchester Road train stations are just a short distance away, providing easy access to Manchester, Preston, and beyond.  
Great Schools Nearby – Within catchment areas of well-rated primary and secondary schools.  
Local Amenities – Conveniently located near Burnley town centre, supermarkets, and leisure facilities.  
Outdoor Spaces – Enjoy nearby parks and green spaces for family walks and recreation.

This leasehold property presents an excellent opportunity to step onto the property ladder or expand your investment portfolio. With strong rental demand in the area and a potential high yield, this home is a fantastic choice for landlords.

Don't miss out on this fantastic home! Contact us today to arrange a viewing and take the next step toward making Settle Terrace your new home or investment.



### Settle Terrace, 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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