

Because life is

PettyTM
Real

36 Straight Mile Court
Burnley
BB11 3DU



For Sale

Asking Price £195,000

- **For Sale With No Onward Chain Delay!**
- Three Bedroom Detached House.
- Two Reception Rooms.
- Large Kitchen.
- Master Bedroom With Fitted Wardrobes & En-Suite.

- Three Piece Family Bathroom & Downstairs W/C.
- Large Rear Garden.
- EPC Rating:
- Council Tax Band: C (Burnley.)
- Freehold.



Petty Real is delighted to present for sale this rare detached property on Straight Mile Court, Burnley — the only detached home on this plot!

Upon entering, you are welcomed by a spacious reception room to the left, offering versatile space for various furniture layouts, with double doors opening directly onto the rear garden. Across the hallway is a convenient downstairs W/C with toilet and sink, alongside a handy storage cupboard.

The second reception room, located at the front of the property, provides flexible living options — ideal as a dining room due to its close proximity to the kitchen, or equally suited as a study or additional lounge area.

At the rear, the kitchen offers extensive counter space along two walls, with a range of base and wall units for storage, an integrated fridge freezer, access to understairs storage, and further direct access to the rear garden — perfect for indoor-outdoor living.

Upstairs, the accommodation includes a third bedroom to the rear — ideal for use as a child's bedroom, guest room, or home office. Bedroom two overlooks the front and benefits from built-in wardrobes, while the family bathroom features a three-piece suite comprising a bath with overhead shower, sink, and toilet.

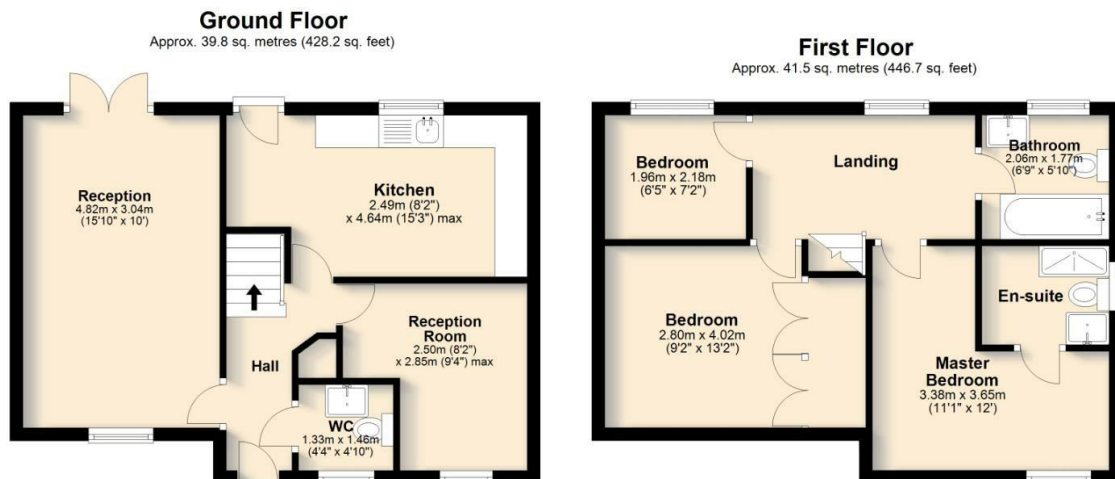
The master bedroom is positioned to the front, complete with corner built-in wardrobes and an en-suite shower room offering a walk-in shower, toilet, and sink for added privacy and convenience.

Externally, the property boasts a generously sized rear garden, ideal for family gatherings and entertaining, a detached garage, and a double driveway offering ample off-road parking.

Key Information:

Freehold
EPC Rating: TBC
Council Tax Band: C (Burnley Borough Council)
For Sale with No Onward Chain

A superb opportunity not to be missed — contact Petty Real today to arrange your viewing!



Total area: approx. 81.3 sq. metres (874.9 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.

Straight Mile Court, 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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