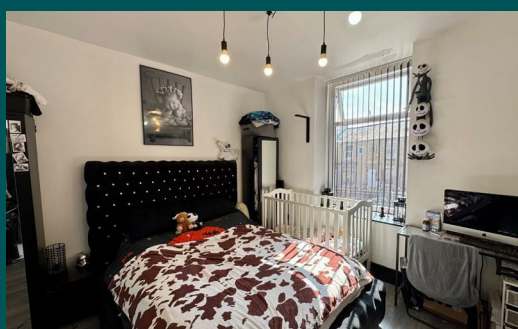


Because life is

PettyTM
Real

39 Accrington Road
Burnley
BB11 4AN



For Sale

- *For Sale With No Onward Chain Delay.*
- Mid-Terrace Property.
- Three Bedrooms.
- Two Reception Rooms.
- Three Piece Family Bathroom.

Asking Price £114,950

- Front & Rear Garden Space.
- Ideal For First Time Buyers!
- EPC Rating: D.
- Council Tax Band: A.
- Freehold.



Petty Real are delighted to present this mid-terrace property on Accrington Road, Burnley—perfect for first-time buyers and offered with no onward chain.

Lovingly updated by the current owners, the home blends modern touches with practical living spaces. Upon entering through the front door and entrance hall, you'll find the first reception room to your right. Currently used as a bedroom, this versatile space can easily function as a dining room or main lounge.

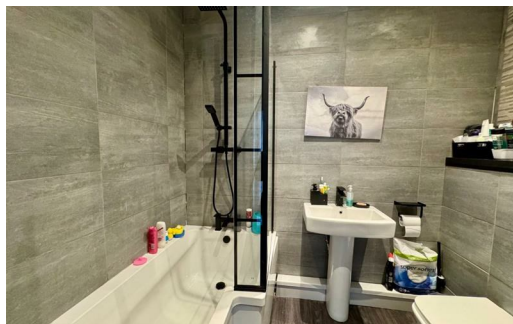
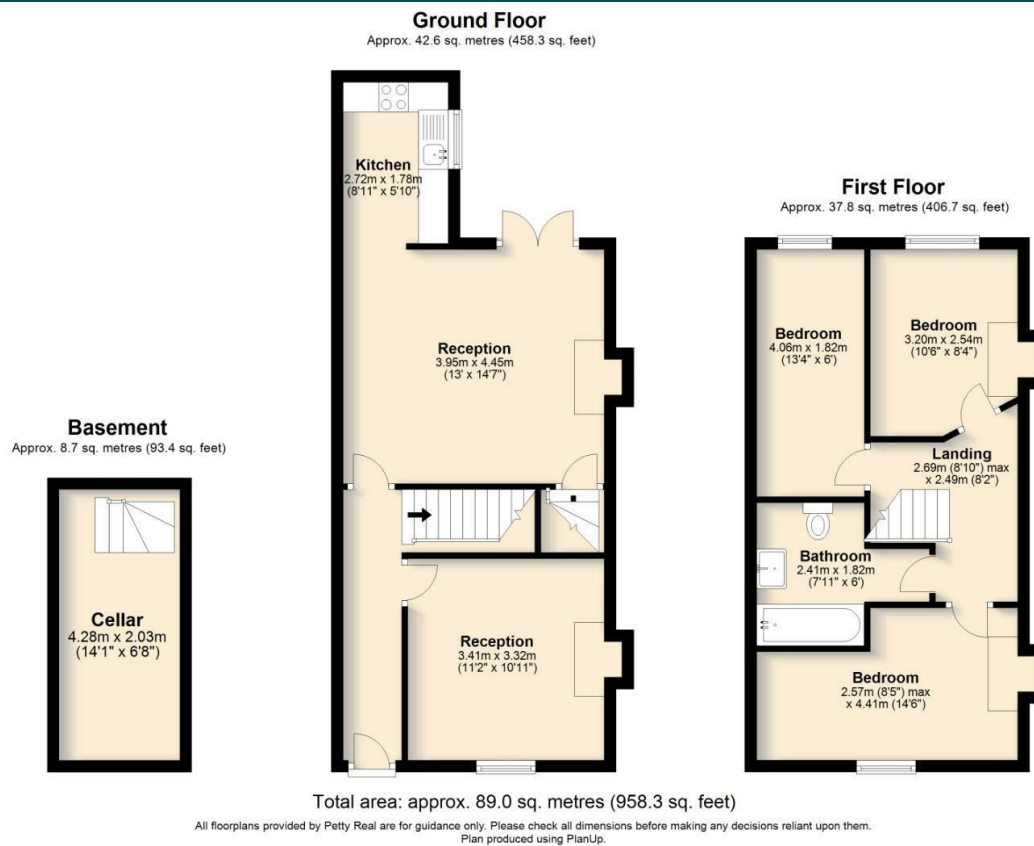
The second reception room is situated to the rear and provides another flexible area, ideal for a living room or formal dining area, flowing naturally into the modern kitchen. The kitchen has been fully upgraded and features ample worktop space along the rear and right-hand walls, with a sink overlooking the rear yard.

Upstairs, the main bedroom spans the front of the property and offers generous space for a large bed and furnishings. Also at the front is the family bathroom—stylishly updated with a modern three-piece suite including a WC, sink, and shower over the bath.

To the rear of the first floor are two additional bedrooms, perfect for children, guests, or a home office. The property also boasts a dry, useable cellar currently set up as an office/gaming area—an excellent bonus space.

Externally, there are yard areas to both the front and rear, and the house is nicely set back from Accrington Road, offering added privacy.

Key details:
Tenure: Freehold
EPC Rating: D
Council Tax Band: A



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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