

Because life is

PettyTM
Real

55 Brunswick Street
Burnley
BB11 3NX



For Sale

Asking Price £135,000

- Attention First Time Buyers / Families!
- Two Bedroom Semi Detached House.
- Modern Fitted Kitchen.
- Large Reception Room With Double Doors To Rear Garden Area.
- Three Piece Family Bathroom & Downstairs W/C.

- Rear Garden - Patio & AstroTurf.
- Double Driveway.
- EPC Rating: B.
- Council Tax Band: A.
- Leasehold.



FOR SALE – Brunswick Street, Burnley

Petty Real are delighted to present this well-presented semi-detached home situated on the ever-popular Brunswick Street, Burnley. Built circa 2017, this modern property is ideal for first-time buyers or young families looking to take their first step on the property ladder.

To the front of the property is a private driveway with two off-road parking spaces. Step inside into a welcoming entrance hallway, with stairs leading to the first floor. To the left, the kitchen offers ample counter space along three walls, with a sink situated beneath the front-facing window and room for a freestanding fridge freezer.

A useful downstairs W/C sits between the kitchen and lounge area – perfect for guests or even as a makeshift utility space.

To the rear, the spacious reception room allows flexibility for various furniture layouts. Currently, the space accommodates a large sofa, coffee table, and entertainment unit with ease. French doors open onto a well-maintained rear garden, featuring a paved patio area, low-maintenance artificial turf, and decking – perfect for relaxing or entertaining.

Upstairs are two generous double bedrooms, one to the front and one to the rear, both offering ample space for a double bed, wardrobes, and bedside furniture. Between the bedrooms is a modern three-piece bathroom suite with a bath and overhead shower, basin, and WC.

Key features:

Tenure: Leasehold (peppercorn rent – to be confirmed by solicitor)

Council Tax Band: A

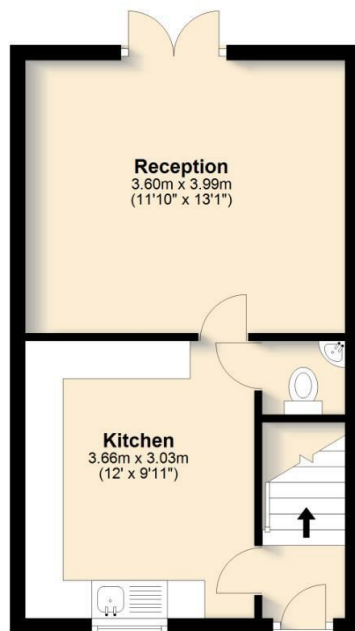
EPC Rating: B

Built around 2017

Don't miss this fantastic opportunity – contact our Burnley office today on 01282 415111 to arrange your viewing!

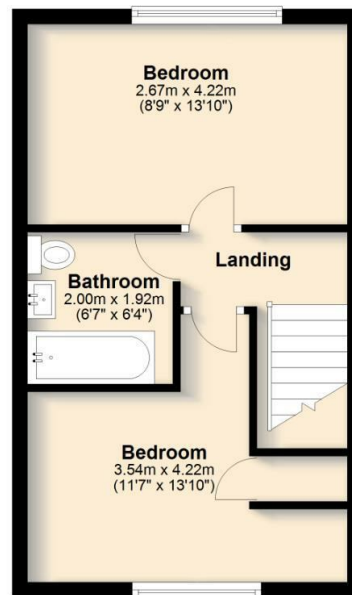
Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 61.4 sq. metres (661.3 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.

Brunswick 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.

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