

Because life is

PettyTM
Real

16 Acre Street
Burnley
BB10 3HS



For Sale

- For Sale With No Onward Chain Delay.
- Ideal For Investors / First Time Buyers.
- Mid Terrace Property.
- Two Bedrooms.
- Large Reception Room.

Asking Price £85,000

- Kitchen Dining Space.
- Three Piece Bathroom.
- Front & Rear Garden.
- Situated Close To Burnley General Hospital.
- Leasehold | EPC Rating: C | Council Tax Band: A.



Petty Real are delighted to present to the market this charming two-bedroom mid-terrace property on Acre Street, Burnley. Offered for sale with no onward chain delay, it presents a fantastic opportunity for both first-time buyers and investors.

On entering through the front door, you are welcomed into a bright and spacious reception room, enhanced by a large front-facing window that floods the space with natural light. This room offers plenty of scope for various items of freestanding furniture, making it a perfect family living area.

To the rear lies the well-proportioned kitchen diner. Fitted with counters to the rear and right-hand side, plus additional workspace on the left, it provides ample storage options above and below. The sink is ideally positioned beneath a window overlooking the rear yard, while the integrated oven and hob are neatly set into the right-hand counter. With plenty of space for a dining table, this room is both practical and sociable.

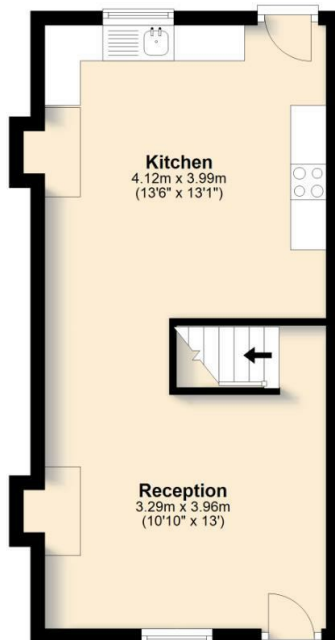
Ascending to the first floor, the master bedroom spans the width of the property at the front. This generous space accommodates a variety of freestanding furniture including a large bed, wardrobes, and bedside cabinets, and benefits from handy over-stairs storage. To the rear is the second bedroom, ideal as a child's room, guest bedroom, or home office.

Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising bath with overhead shower, WC, and wash basin.

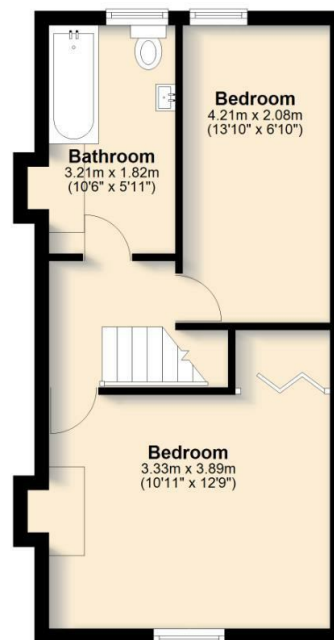
Externally, the property enjoys a low-maintenance rear yard. Situated in a convenient location close to local amenities, schools, transport links, and Burnley town centre, this property is sure to appeal to a wide range of buyers.

Don't miss out—contact our Burnley branch today to arrange your viewing.

Ground Floor
Approx. 33.7 sq. metres (362.7 sq. feet)



First Floor
Approx. 33.6 sq. metres (362.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.8 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Acre 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.

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