

Because life is

PettyTM
Real

41 Cornel Grove
Burnley
BB11 5LB



For Sale

- Available For Sale With No Onward Chain Delay.
- Ideal For First Time Buyers Or Families Looking To Upsize.
- Two Bedrooms: Large Master Bedroom To Front Of Property.
- One Reception Room - Spacious For Various Furniture Arrangements.
- Kitchen With Ample Counter Space and Under Stairs Pantry Storage.

Offers In The Region Of £135,000

- Conservatory Located To The Rear Overlooking Garden.
- Three Piece Family Bathroom.
- Great Space Back Garden.
- Off Road Parking & Garage.
- Freehold | EPC Rating: D | Council Tax Band: A.



Petty Real are delighted to present for sale Cornel Grove, Burnley — a spacious two-bedroom end-terrace home offered with no onward chain delay. Perfect for first-time buyers, this property combines generous living space with practical, modern features.

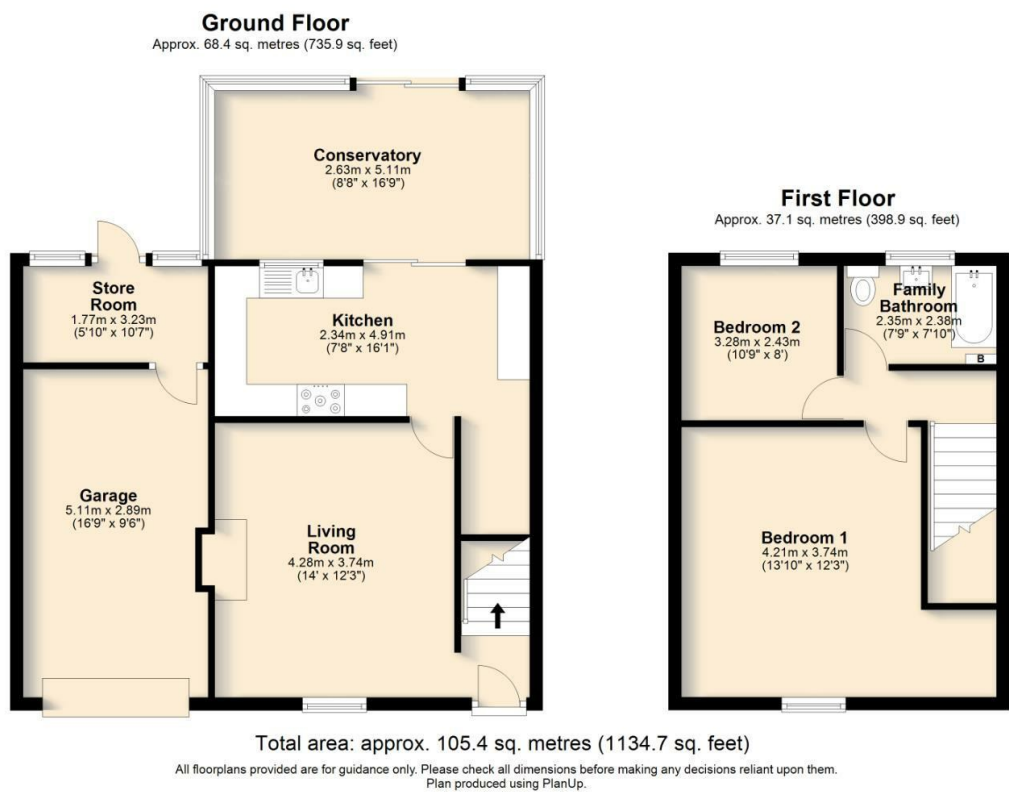
To the front, there is off-road parking in front of the garage and a neat garden area. Stepping inside, the welcoming living room sits to the left — a bright, well-proportioned space ideal for relaxing or entertaining. With engineered oak flooring, wall-mounted TV point, and bespoke alcove storage around the chimney breast, this room offers both warmth and character.

The modern kitchen extends in a U-shaped layout, providing excellent worktop space and ample storage. It features a twin oven induction range cooker, with space for both a washer and dryer, plus an open understairs pantry for added convenience. The sink is positioned below the window overlooking the conservatory and rear garden.

A sliding door opens into the large UPVC conservatory, finished with engineered oak flooring and insulated for year-round use. Bright and versatile, this space is ideal as a dining area, family room, or relaxing garden lounge, offering a seamless connection between indoor and outdoor living.

Externally, the property benefits from a garage and side storage area, perfect for tools, bikes, or equipment. The rear garden is fully fenced for privacy and features a natural stone patio area, perfect for outdoor dining or entertaining.

Upstairs, the master bedroom at the front provides generous proportions with fitted wardrobes and display units around the chimney breast, plus a walk-in storage cupboard over the stairs. The second bedroom to the rear is ideal for a child, guest, or home office. Completing the first floor is the family bathroom, fitted with a three-piece suite including bath with overhead shower, wash basin, WC, and housing the gas-fired combi boiler supplying gas central heating throughout.



Cornel Grove, 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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