

Because life is

PettyTM
Real

11 Killington Street
Burnley
BB10 1TT



For Sale

Asking Price £99,950

- Available For Sale With No Onward Chain Delay!
- Spacious Three Bedroom Mid Terrace Property.
- Large Reception Room With Bay Window.
- Exceptional Kitchen Dining Space Potential With Understairs Pantry.
- Newly Fitted Three Piece Bathroom.

- Front Garden & Rear Yard.
- Ideal For A First Time Buyer / Investor!
- Great Access To Local Amenities.
- Close To Burnley General Hospital.
- Leasehold | EPC Rating: D | Council Tax Band: A



Attention – Under Offer Off the Market!!

Petty Real are delighted to present this appealing home on Killington Street, Burnley, offered with no onward chain and ideal for first-time buyers or investors.

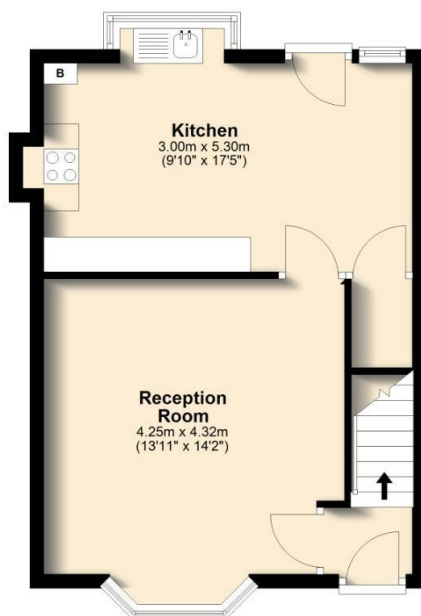
Stepping through the front door, you are welcomed into a generous primary reception room, beautifully lit by a front bay window and offering ample space for a range of freestanding furniture. Continuing through, you arrive at the kitchen/dining room. The kitchen sits to the left, featuring a charming bay-style window with sink overlooking the rear yard. The oven and hob are set neatly within the chimney breast, while additional worktop space and cabinetry sit opposite. An understairs pantry provides valuable extra storage.

To the first floor, the master bedroom is positioned at the front – a spacious room with fitted storage on either side of the chimney breast and plenty of room for further furniture. Bedroom three, also front-facing, is ideal as a child's room, nursery, or home office. At the rear you will find bedroom two, another well-proportioned room perfect for a child or teenager, complete with partial integrated storage. Adjacent is the newly fitted family bathroom, showcasing a modern three-piece suite including a walk-in shower, sink, and WC.

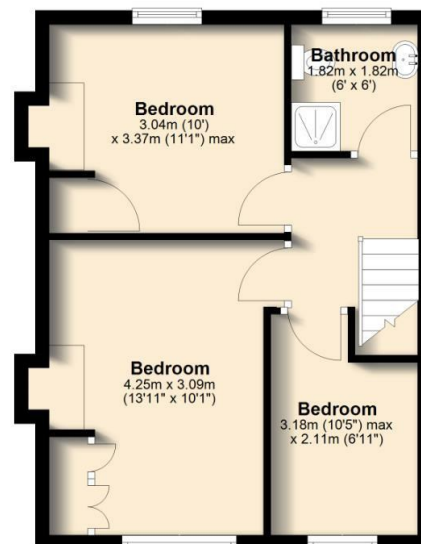
Externally, the property offers a patio forecourt to the front and a rear yard with outbuilding. Residents' permit parking is available on street.

Located between the highly desirable Colne Road and Briercliffe Road, the property benefits from excellent access to local amenities and sits within close proximity to Burnley General Hospital—making it a superb and convenient home in a popular area.

Ground Floor



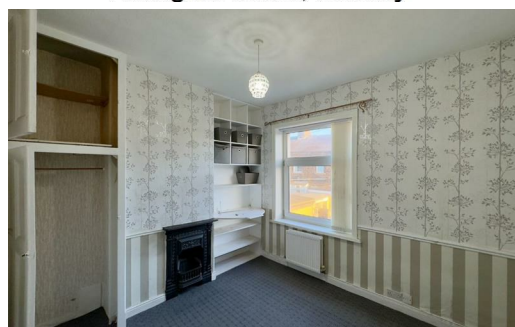
First Floor



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

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

Killington 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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