



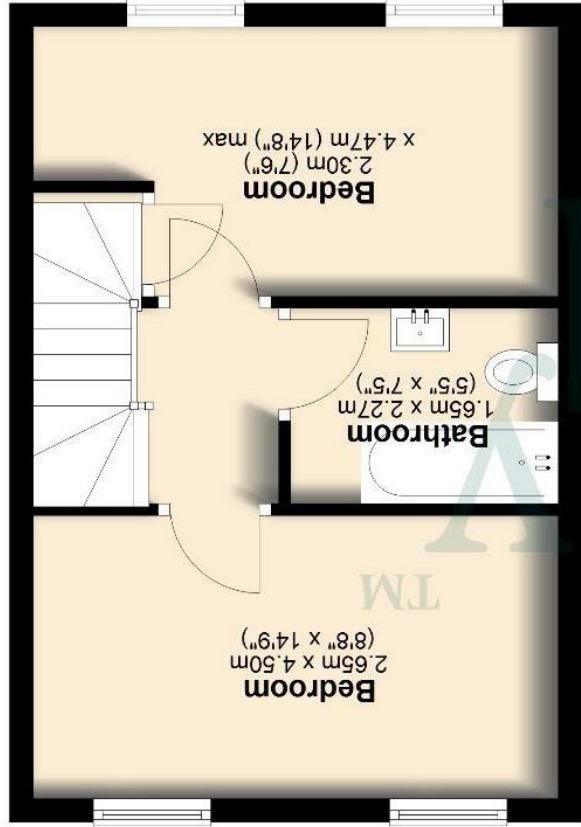
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### Whitpark Grove, Burnley

Plan produced using PlanUp.

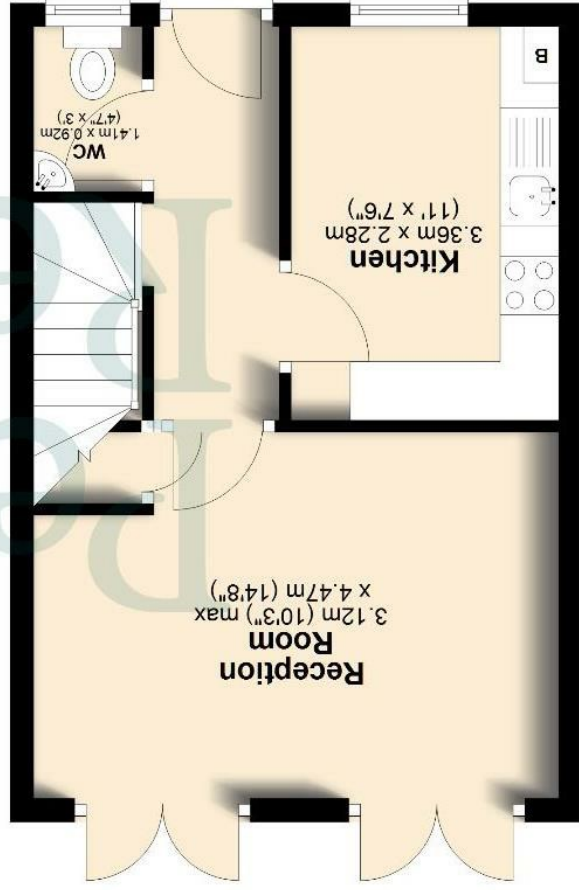
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Total area: approx. 60.1 sq. metres (647.4 sq. feet)



Approx. 30.5 sq. metres (328.3 sq. feet)

#### First Floor



Approx. 29.6 sq. metres (319.1 sq. feet)

#### Ground Floor



## Offers In The Region Of £159,950

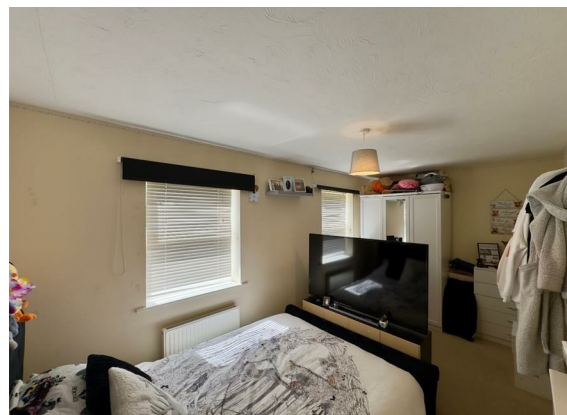


36 Whitpark Grove

Burnley  
BB12 0NR



Council Tax Band: B



Petty Real are delighted to offer for sale this well-presented two-bedroom home situated on the popular Whitpark Grove, Burnley, available with no onward chain delay. Ideal for first-time buyers, the property benefits from off-road parking space to the front and an enclosed rear garden, providing excellent outdoor space for relaxation and entertaining.

Conveniently located just off Pendle Way, the property offers superb access to local amenities, schools and transport links, with the M65 motorway only a short drive away, making it ideal for commuters. Offering an excellent opportunity to step onto the property ladder, early viewing is highly recommended. Contact Petty Real today on 01282 415111 to arrange your viewing.

### Property Description

Upon entering the property through the front door, you are welcomed into the entrance hallway measuring 1.07m x 3.56m, providing access to the ground floor accommodation and staircase to the first floor.

Conveniently positioned off the hallway is the downstairs W.C. (0.92m x 1.41m), fitted with a low-level toilet and corner wash hand basin.

Located to the front of the property is the kitchen diner (2.28m x 3.36m), offering a range of wall and base units with complementary work surfaces. The kitchen benefits from ample storage both above and below the countertops, with the sink and hob positioned along the right-hand wall. There is also sufficient space for a dining table, making it an ideal area for both everyday dining and entertaining.

To the rear of the property is the spacious living room (4.47m x 3.12m), a bright and welcoming reception space enhanced by two sets of patio doors that create a seamless connection between the indoor and outdoor living areas. The room enjoys an abundance of natural light and offers excellent flexibility for a variety of furniture arrangements.

Ascending to the first floor, the principal bedroom is situated at the front of the property and measures 4.50m x 2.30m. This generously proportioned double bedroom benefits from two windows, allowing plenty of natural light to flood the space. There is ample room for a large bed, bedside furniture and additional storage, whilst an integrated over-stairs cupboard provides practical storage solutions.

The family bathroom (2.27m x 1.65m) is fitted with a three-piece suite comprising a panelled bath with overhead shower, wash hand basin and low-level W.C.

Positioned to the rear of the property is the second bedroom (4.50m x 2.65m). Similar in layout to the principal bedroom, this spacious room benefits from two windows and offers excellent versatility, making it ideal as a child's bedroom, guest room or home office.

Externally, the property enjoys two off-road parking spaces to the front, whilst to the rear there is an enclosed garden providing a private outdoor space ideal for relaxing, entertaining and family enjoyment.

Offered for sale with no onward chain, this attractive home presents an excellent opportunity for first-time buyers, young families and downsizers alike. Early viewing is highly recommended to fully appreciate the accommodation on offer.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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