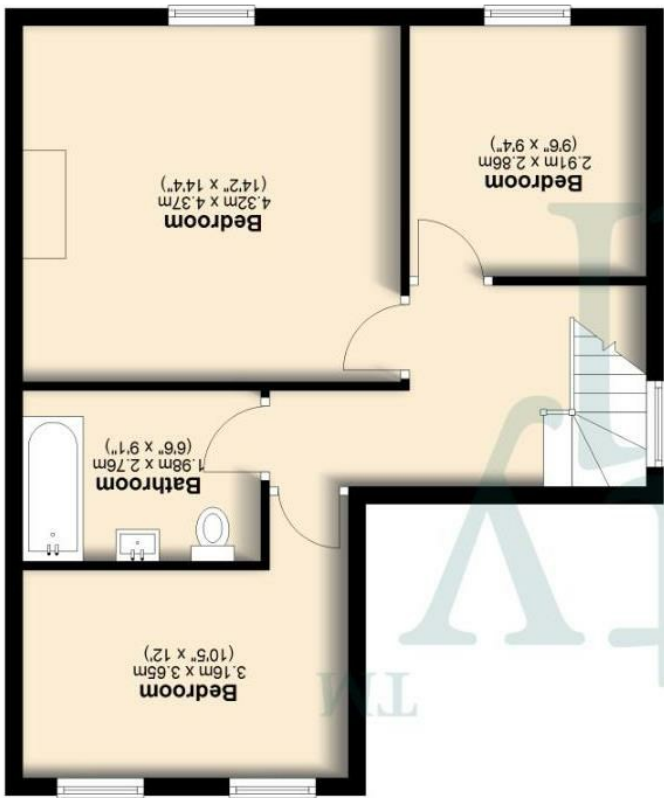




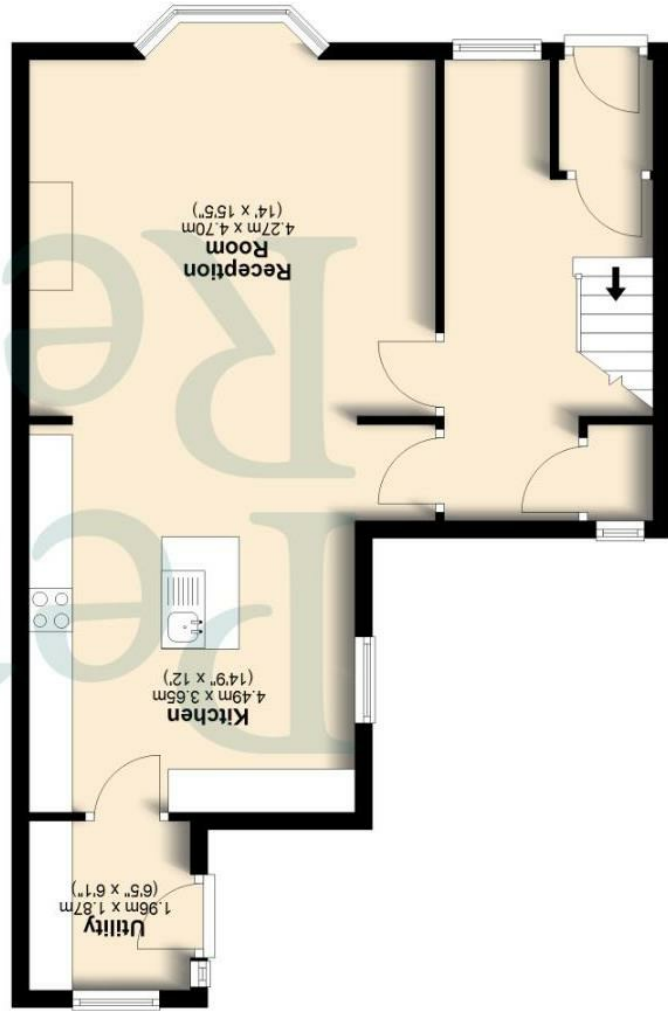
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Coal Clough Lane, Burnley

Total area: approx. 106.8 sq. metres (1149.3 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



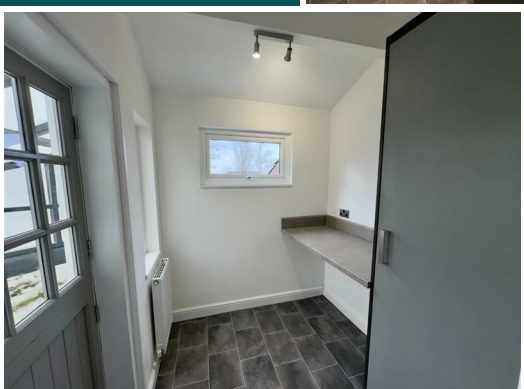
First Floor
Approx. 51.3 sq. metres (552.3 sq. feet)



Ground Floor
Approx. 55.5 sq. metres (597.0 sq. feet)



Asking Price £169,950



229 Coal Clough Lane

Burnley
BB11 4DL



Council Tax Band: A



Petty Real are delighted to present this well-appointed property on Coal Clough Lane, Burnley, offered for sale with no onward chain, making it an ideal purchase for first-time buyers and investors alike.

The property is ready to move straight into and features a stunning open-plan ground floor layout, seamlessly connecting the reception room and kitchen to create a bright and sociable living space.

Conveniently located, the home is within easy walking distance of Manchester Road train station, as well as local shops and the post office on Coal Clough Lane, while Burnley town centre is just a short drive away.

Early viewing is highly recommended — contact Petty Real today to arrange your appointment.

Property Description

Entering the property via the front door, you are welcomed into a vestibule (1.28m x 1.09m) which leads through to a bright and spacious entrance hallway (2.51m x 5.30m). From here, there is access to the reception room and kitchen, stairs leading to the first floor, and useful under-stairs storage.

The reception room (4.70m x 4.27m) serves as the main living space and offers generous proportions, comfortably accommodating a range of freestanding furniture. This is a standout room within the home, enhanced by a beautiful bay window that allows plenty of natural light to flood the space.

Leading through from the reception room is the kitchen (4.05m x 3.84m), which is well-sized and thoughtfully laid out with ample worktop space along multiple walls. The sink is positioned to the rear, overlooking the back yard, adding a practical and pleasant outlook.

To the first floor, the master bedroom (4.05m x 3.53m) is located at the front of the property and benefits from generous proportions and built-in storage, including wardrobes and cabinets. Across the landing is bedroom two (2.22m x 2.90m), ideal as a child's bedroom, guest room, or home office.

The bathroom (1.76m x 3.69m) is adjacent and comprises a three-piece suite, including a bath with overhead shower, wash basin, and WC.

Positioned over the stairs and accessed via the bathroom is the attic space (3.65m x 5.01m), offering excellent additional storage and presenting an interesting opportunity for further use, subject to any necessary permissions.

View more about this property online...

www.pettyreal.co.uk

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