

Because life is

Petty
Real™

93 Rosehill Road
Burnley
BB11 2JH



For Sale

Asking Price £159,950

- Two Bedroom Detached House.
- Open Plan Living Kitchen Space.
- Three Piece Family Bathroom.
- Master Bedroom With En-Suite.
- Garage / Shed To The Rear Of The Property.
- Situated In The Highly Desirable Rosehill Area.

- Excellent Transport Links To M65, Trainstation & Bus Routes Close By.
- Located A Five Minute Drive From Burnley Town Centre.
- Elevated Postition With Pleasant Outlook Front & Rear!
- Freehold | Council Tax Band: C | EPC Rating: C.



Petty Real are delighted to present this unique two-bedroom detached home on the ever-popular Rosehill Road, Burnley. Set in an elevated position, the property enjoys attractive views over greenery and countryside to the front, offering both privacy and a sense of space.

Upon entering, you are welcomed into a bright hallway. To the left is the second bedroom, ideal as a child's room or guest space, enhanced by a charming bay window flooding the room with natural light. Continuing through, the hallway houses a useful understairs storage area containing the boiler, with further wrap-around storage. Adjacent is the family bathroom, a well-planned three-piece suite with bath, WC and wash basin, complemented by a clever shelf feature above the sanitary ware.

At the rear of the ground floor lies the spacious master bedroom, boasting its own three-piece en-suite shower room. This generous room easily accommodates a large bed and freestanding furniture, and benefits from dual aspect windows and a rear access door.

Upstairs, the property truly comes into its own with a stunning open-plan living kitchen. The lounge area to the front provides ample space for sofas and furnishings, with an outlook across open greenery. Adjoining this is a flexible office space, ideal for home working. The kitchen-diner occupies the rear, fitted with a central island, ample counter space, integrated sink and hob. Double doors open onto a private balcony overlooking the rear, creating a perfect spot for dining or entertaining.

Externally, the property offers a versatile garage/shed at the rear, suitable for car storage or use as a workshop. Recently updated electrical, gas and EPC certificates provide peace of mind, ensuring compliance with the latest standards.

The gas and electric meters for the property are located externally.

This is a rare opportunity to acquire a modern, versatile home in a sought-after location. Early viewing is strongly recommended to appreciate all it has to offer.



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

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burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk