



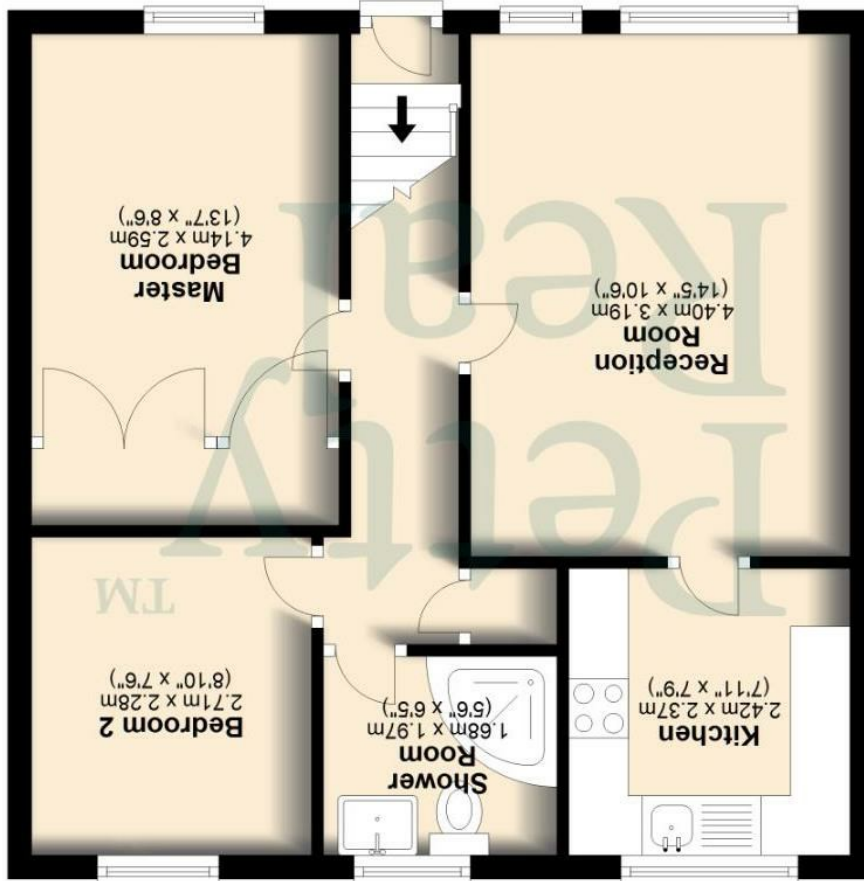
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

### Albion Court, 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. 46.3 sq. metres (498.3 sq. feet)

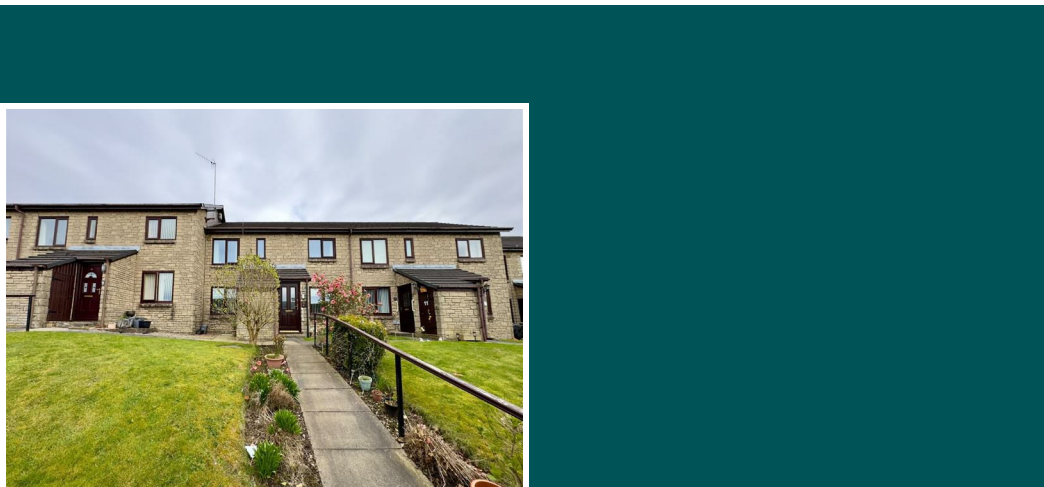


Approx. 46.3 sq. metres (498.3 sq. feet)

### Ground Floor



Asking Price £84,950



10 Albion Court

Burnley  
BB11 4LW



Council Tax Band: A



Petty Real are delighted to present for sale this well-proportioned two-bedroom first floor apartment, situated within the popular Albion Court development, exclusively available to over 55's. Offering comfortable and low-maintenance living, the property features a spacious reception room open to the kitchen, a generous master bedroom with fitted storage, a second bedroom, and a modern three-piece shower room.

Ideally located just off Albion Street, the apartment benefits from excellent transport links including nearby bus routes on St Matthew's Street and easy access to Manchester Road train station, all within walking distance. Burnley town centre is only a short drive away, along with the picturesque Scott Park, making this an ideal opportunity for those seeking convenience, community, and accessibility in a desirable setting.

### **Property Description**

Entering the property via the first-floor landing, the accommodation is well laid out and offers comfortable, practical living throughout. To the left, you are welcomed into the spacious reception room (3.19m x 4.40m), a bright and versatile area providing ample space for a range of freestanding furniture including sofas, a coffee table, and additional storage units—ideal for both relaxing and entertaining.

Leading directly off the reception room is the fitted kitchen (2.37m x 2.42m), thoughtfully arranged with work surfaces to three sides. There is space for a large freestanding fridge to the left, with the sink positioned beneath a rear-facing window. The right-hand side houses an electric hob with an oven below, creating a practical and efficient cooking space.

Across the hallway, the master bedroom (2.59m x 4.14m) is a generous double room benefitting from fitted wardrobe storage, while still allowing ample space for additional furnishings such as a bed, bedside cabinets, and a dresser.

To the rear of the property, you will find the second bedroom (2.28m x 2.71m), suitable for use as a guest room, home office, or hobby space. Completing the accommodation is the three-piece shower room (1.97m x 1.68m), comprising a walk-in shower, wash basin, and WC, all presented in a functional layout.

View more about this property online....

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