

Because life is

Petty<sup>TM</sup>  
Real

41 Straight Mile Court  
Burnley  
BB11 3DU



## For Sale

- \*Available For Sale With No Onward Chain Delay.\*
- First Floor Two Bedroom Apartment.
- Three Piece Bathroom.
- Large Reception Room - Kitchen Overlooking The Rear.
- Comes With Off Road Parking Space (Consent Needed From Management Company.)

## Offers In The Region Of £59,950

- Great For First Time Buyer Or Investor.
- Council Tax Band: A (Burnley.)
- EPC Rating: B.
- Leasehold.
- Management Service Charge £213.34 PCM (£2,560.08 Per Annum.)





Petty Real proudly presents this well-appointed two-bedroom, one-reception first floor apartment located in the sought-after Straight Mile Court development in Burnley. Offered for sale with no onward chain, this property is ideal for those looking to downsize or invest.

Built circa 2006, this modern apartment enjoys excellent proximity to Turf Moor, Burnley town centre, and well-regarded local schools. Positioned within the central block of the development, access is via a secure communal entrance with stairs leading to the apartment, conveniently located on the right of the first floor.

Upon entering, you're welcomed into a bright and spacious interior. To the left sits the kitchen, thoughtfully designed with wrap-around counter space on all four walls, providing ample preparation surfaces and a mix of upper and lower storage cupboards. Directly opposite, the generous reception room offers a flexible layout with space for a sofa suite, TV setup, and optional dining area—perfect for relaxing or entertaining.

Adjacent to the kitchen is the bathroom, a clean and functional three-piece suite including a bath with overhead shower, WC, and wash basin. To the rear of the property are two bedrooms: the master bedroom features built-in wardrobes and comfortably accommodates a double bed, while the second bedroom, though smaller, remains a spacious and versatile room.

#### Key Information:

Leasehold: 155 years from 2006 (approx. 133 years remaining)

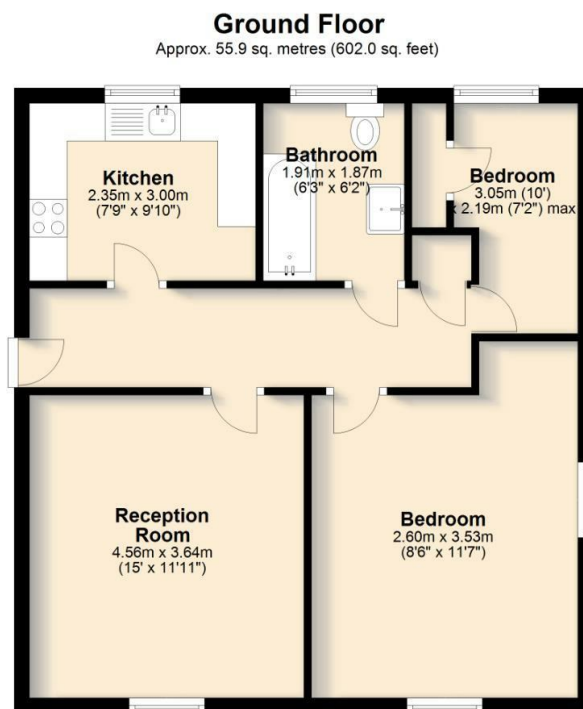
Monthly Service Charge: £213.34 (£2,560.08 annually)

EPC Rating: B

Council Tax Band: A

Off-road parking available subject to confirmation with the management company

A superb opportunity to own a low-maintenance, well-located apartment in a popular area of Burnley.



Total area: approx. 55.9 sq. metres (602.0 sq. feet)

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

Plan produced using PlanUp.

#### Straight Mile Court, 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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