

Because life is

Petty Real<sup>TM</sup>

22 Harrogate Crescent  
Burnley  
BB10 2NX



## For Sale

Asking Price £138,000

- Attention Investors & Prospective Owner Occupiers.
- Two Bedroom Semi-Detached Family Home With No Onward Chain Delay.
- Spacious Kitchen Area.
- Three Piece Family Bathroom.
- Off Road Parking To The Front.

- Large Rear Garden.
- Must Be Viewed To Be Fully Appreciated!
- Located Within Walking Distance Of Highly Regarded Local Schools.
- Close To Local Amenities & Burnley General Hospital.
- Leasehold | Council Tax Band: B | EPC Rating: D.



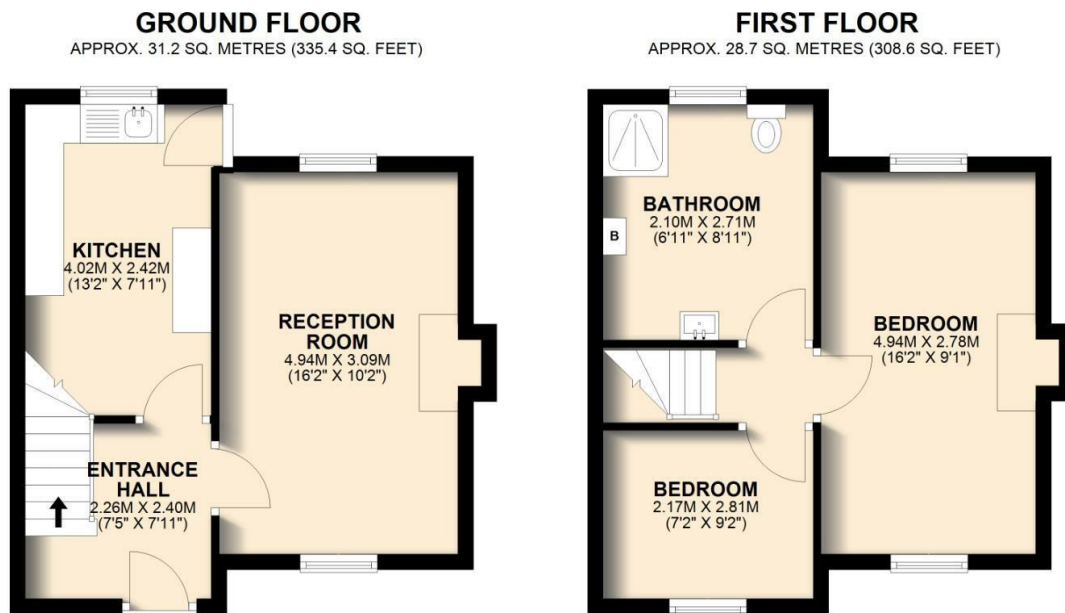
Petty Real are delighted to present for sale this two bedroom semi-detached property located on the popular Harrogate Crescent. This home presents an excellent opportunity for both investors and first-time buyers alike.

Externally, the property benefits from off-road parking to the front, with additional space available to the side. To the rear, there is a low-maintenance garden featuring a patio area and a raised stoned section, ideal for those seeking an easy-to-maintain outdoor space.

Internally, upon entering the property you are welcomed into the main living area positioned to the right. This bright and spacious reception room enjoys windows to both the front and rear, allowing plenty of natural light and offering ample space for a range of freestanding furniture including sofas, chairs and a TV unit. The kitchen is positioned to the rear and offers worktop space along the left and rear walls, with the sink located beneath a window overlooking the rear garden.

To the first floor, the main bedroom is generously sized and mirrors the footprint of the reception room, providing space for a large bed, bedside tables and wardrobes. A second bedroom is located at the front of the property, ideal for use as a home office, nursery or single bedroom. Completing the accommodation is the family bathroom, fitted with a modern three-piece suite comprising a walk-in shower, wash basin and WC.

This property represents an excellent opportunity not to be missed. Early viewing is highly recommended.



**TOTAL AREA: APPROX. 59.8 SQ. METRES (644.0 SQ. FEET)**

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

Plan produced using PlanUp.

### HARROGATE CRESCENT, 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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

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