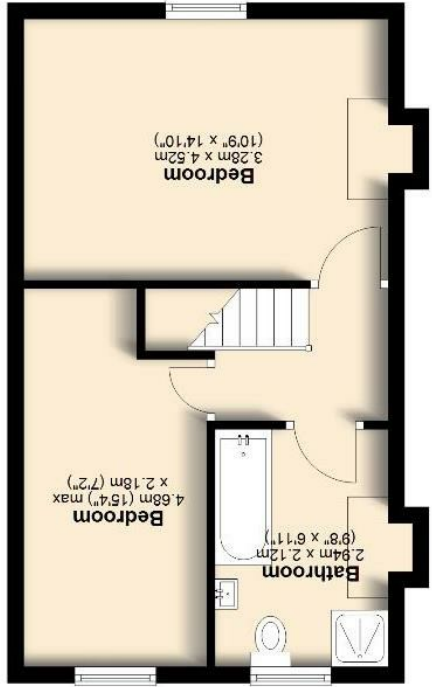




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Snowden Street, Burnley

Total area: approx. 80.5 sq. metres (866.4 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



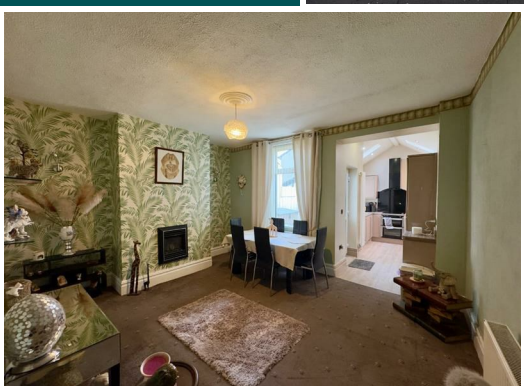
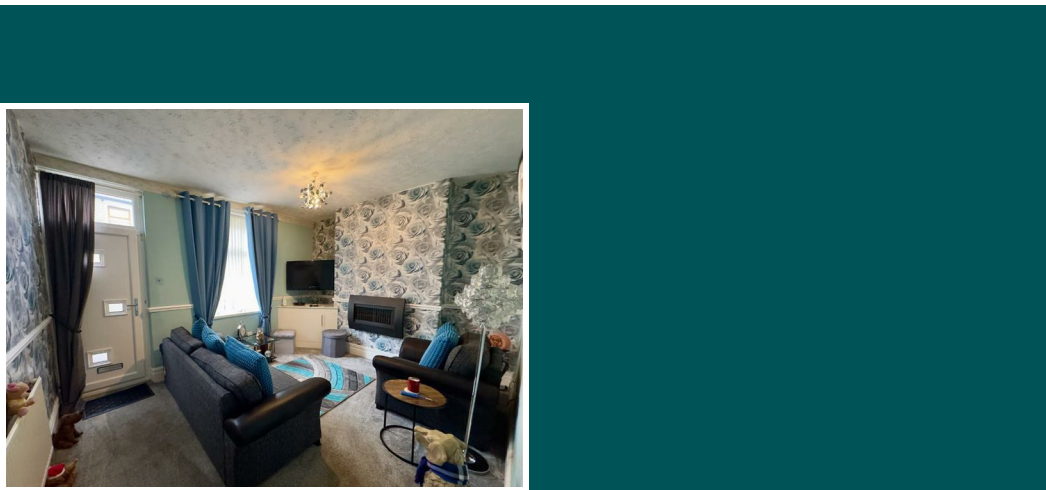
First Floor
Approx. 36.0 sq. metres (387.0 sq. feet)



Ground Floor
Approx. 44.5 sq. metres (479.4 sq. feet)



Asking Price £105,000



5 Snowden Street

Burnley
BB12 6JH



Council Tax Band: A



Petty Real are delighted to offer for sale this well-presented two-bedroom mid-terrace home, ideally positioned on Snowden Street in the popular Gannow area of Burnley. Boasting two spacious reception rooms and a stunning modern kitchen to the rear, this property provides comfortable and versatile living accommodation throughout. Externally, the home benefits from an enclosed private yard, perfect for entertaining family and friends. Conveniently located within easy reach of the M65 motorway network and just a short drive from Burnley town centre, this property is ideally suited to first-time buyers and investors alike. Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

Property Description

Entering the property through the front door, you are welcomed directly into the first reception room (4.50m x 3.23m), one of the main living areas offering ample space for a variety of freestanding furniture arrangements. This versatile room provides a comfortable setting for everyday living.

Positioned between the two reception rooms is the staircase to the first floor, with an ??? convenient understairs storage area accessed via the second reception room. The second reception room (4.47m x 4.58m) is a generous and flexible space, ideal for use as a primary lounge or a formal dining room, benefitting from a seamless flow into the kitchen—perfect for both everyday use and entertaining.

The kitchen (2.26m x 4.23m) is accessed from the second reception room and offers an excellent range of wall and base units, with work surfaces to the right, rear, and left-hand sides. There is ample storage below all counters, with additional wall-mounted units to the right and rear, incorporating a microwave. The oven and electric hob are positioned on the rear wall, while the sink is located beneath the window on the left-hand side, overlooking the rear yard.

To the first floor, the master bedroom (4.52m x 3.28m) is situated at the front of the property and provides a spacious double room with plenty of scope for freestanding furniture, including wardrobes and storage units. Across the landing is bedroom two (2.18m x 4.70m), a well-proportioned room ideal for use as a child's bedroom, guest room, or home office, with useful open space over the stairs allowing for practical use of the layout.

The bathroom (2.19m x 2.94m), located adjacent to bedroom two, is fitted with a four-piece suite comprising a walk-in shower cubicle, separate bath, wash basin, and low-level toilet.

This property presents an excellent opportunity for buyers to put their own stamp on a well-proportioned home in a convenient layout. Early viewing is highly recommended, as properties of this nature are expected to attract strong interest.

View more about this property online....

www.pettyreal.co.uk

@PettyEstAgents

/pettyestateagents