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For Sale



532 Accrington Road
Burnley BB11 5DP

£74,950



This imposing stone built three bedroom mid terrace property provides substantial family living accommodation arranged over three floors.

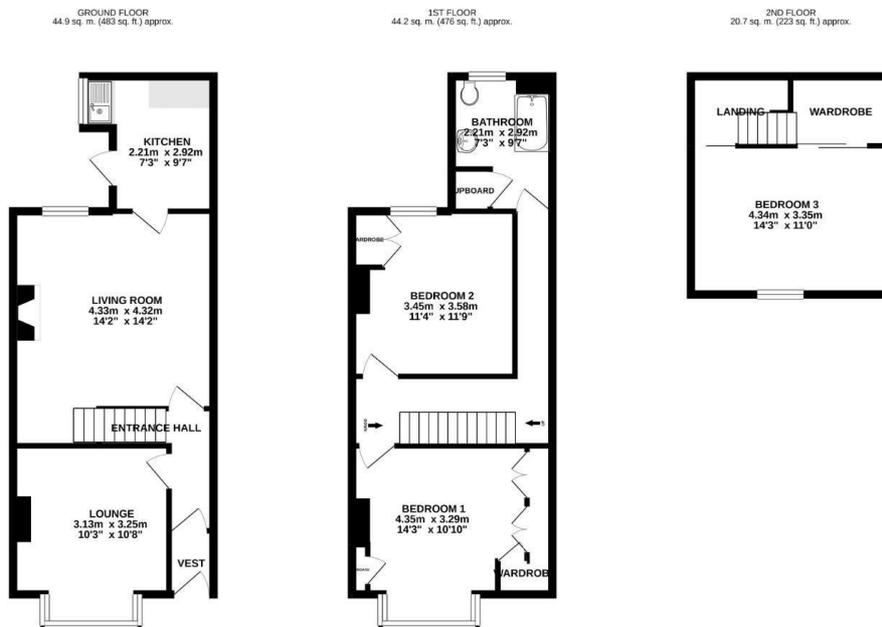
Key Features:

- IMPOSING STONE PROPERTY
- TWO RECEPTION ROOMS
- SPACIOUS BEDROOMS
- THREE PIECE BATHROOM SUITE
- PRIVATE REAR YEARD
- THREE FLOORS WITH VIEWS
- GENEROUS SIZED KITCHEN
- WALK IN WARDROBE
- FORECOURT GARDEN
- EXCITING BLANK CANVAS

Tenure: Leasehold
EPC Rating:
Council Tax Band: A



3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 109.8 sq. m. (1181 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Main Description:

This imposing stone built three bedroom mid terrace property provides substantial family living accommodation arranged over three floors.

As you enter the property to the ground floor the entrance vestibule provides access to the entrance hallway where there is a straight flight staircase ascending to the first floor.

There are two independent reception rooms where the smaller lounge is located to the front of the property with a feature box bay window which enjoys a pleasant aspect whilst infusing the room with an abundance of natural light. The larger living room is located to the rear of the property where there is a coal effect living flame gas fire set within a feature surround with marble hearth and matching insert which provides an particularly attractive focal point. There is also useful under stair storage.

The separate kitchen is also generous in size and houses a range of wall units with feature display cabinets and working surfaces there is a inset stainless steel sink unit to the box bay window.

On the first floor there are two double bedrooms located to the front and rear of the property and a spacious family bathroom which houses a three piece suite consisting of a load of WC pedestal hand wash basin and a panelled bath, a cabinet housing gas fired boiler.

On the second floor there is a third double bedroom with a sizeable walk in wardrobe and the UPVC window which provides commanding long-distance views.

Externally there is a garden forecourt to the front and a enclosed yard area to the rear.

Although well maintained, modernisation works are now required where this provides purchasers with an exciting blank canvas, alternatively the property lends itself perfectly for conversion to a HMO subject to the necessary planning consents.

The property is conveniently situated within a short distance from the M65 motorway, local train station, and main road bus routes.



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