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Real

21 Rutland Avenue
Burnley
BB12 6AN



For Sale

- Inner Terrace
- Two Bedrooms
- New Kitchen
- Downstairs Cloakroom
- Gas Fired Central Heating

Asking Price £120,000

- UPVC Glazing
- Wood Burning Stove
- New Driveway
- Tax Band - A
- EPC - D



Occupying a popular residential location, this two-bedroom, inner terrace is within comfortable walking distance of local amenities, good commuter links and would me an ideal purchase for first time buyers or downsizers.

A porch to the front of the property is accessed through a UPVC front door which in turn leads into an entrance hallway with a staircase ascending to the first floor. To the left sits a generous lounge boasting a large window letting in an abundance of natural light and a new multi-fuel stove with stone hearth and wooden mantle providing an attractive focal point within the room. Access to a useful under stair storage cupboard can also be gained in the lounge.

Adjoining is a spacious kitchen/diner houses an array of cabinetry, newly fitted, comprising matching wall, base and drawer units with co ordinating work surface, breakfast bar, stainless steel sink, integrated oven, hob with overhead extractor fan and plumbing for a washing machine and tumble dryer.

In addition, to the rear is a two-piece cloakroom and back porch leading out to the rear garden.

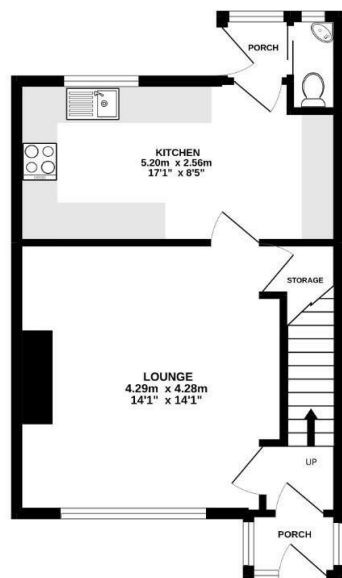
To the first floor is a central landing leading to two well-proportioned double bedrooms located to the front and rear of the property, the master bedroom boasting a large, over stair wardrobe.

The bathroom houses a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

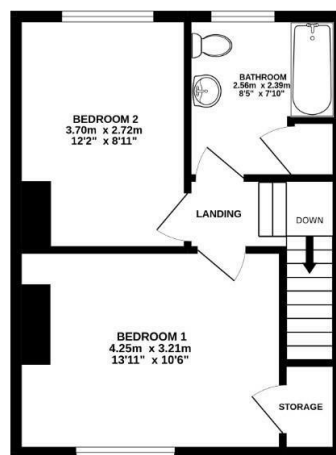
Externally there is a new driveway to the front of the property with off-road parking for two cars. To the rear is a low maintenance garden with established borders

The property also benefits from the modern-day comforts of gas central heating and UPVC double glazing.

GROUND FLOOR
37.6 sq.m. (405 sq.ft.) approx.



1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA: 71.8 sq.m. (773 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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