

Because life is

PettyTM
Real

42 Harling Street
Burnley
BB12 6JG



For Sale

- Terrace House
- Two bedrooms
- Modern Kitchen/diner
- Spacious Lounge
- Three Piece Bathroom

Asking Price £70,000

- Family Home
- Near To Transport Links
- Close To Amenities
- Tax Band A
- Viewing Recommended



PUBLIC NOTICE Petty Real are now in receipt of an offer for the sum of £68,000 for 42 Harling Street. Anyone wishing to place an offer on this property should contact Petty Real, 2-4 Manchester Road, Burnley BB11 1HH, 01282 415111 before exchange of contracts.

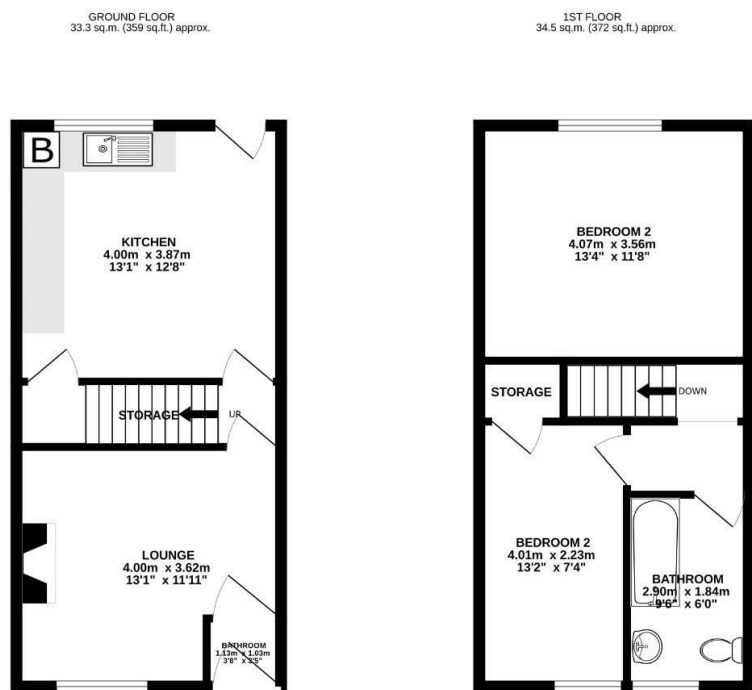
This two bed mid terrace is for sale with no chain and is ideal for first time buyers or investors. It is located in the popular area of Rosegrove, close to schools, transport links and amenities.

The property is split over two floors. The ground floor includes one large reception room and a spacious kitchen/diner. The modern kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, many spaces to put appliances surrounded by embossed tile splash back. The lounge is light and open, benefitting from an electric fire with a feature fireplace surround.

The first floor includes two bedrooms, and a family bathroom. The bathroom comprises a three-piece white suite full basin, a panel bath with an overhead shower, and a low-level W.C.

To the rear of the property is an enclosed backyard.

The entire property benefits from great storage and modern-day comforts of UPVC double glazing and gas central heating. Viewings are highly recommended!



TOTAL FLOOR AREA: 67.8 sq.m. (730 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 condition or efficiency can be given.
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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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