

Because life is

PettyTM
Real

26 Clifton Square
Burnley
Lancashire
BB12 0QB



For Sale

Asking Price £95,000

- Attention First Time Buyers / Investors.
- Cosy Two Bedroom Apartment.
- Large Reception Room.
- Three Piece Bathroom Suite.
- Good Size Fitted Kitchen.
- Seperate Garage Space.

- Located Behind Secure Gates & Close To Local Amenities.
- Located Within Walking Distance To Major Bus Stop Route & Manchester Road Train Station.
- Service Charge: £760 P/A | Ground Rent: £100 P/A.
- Leasehold | EPC Rating: C | Council Tax Band: A.



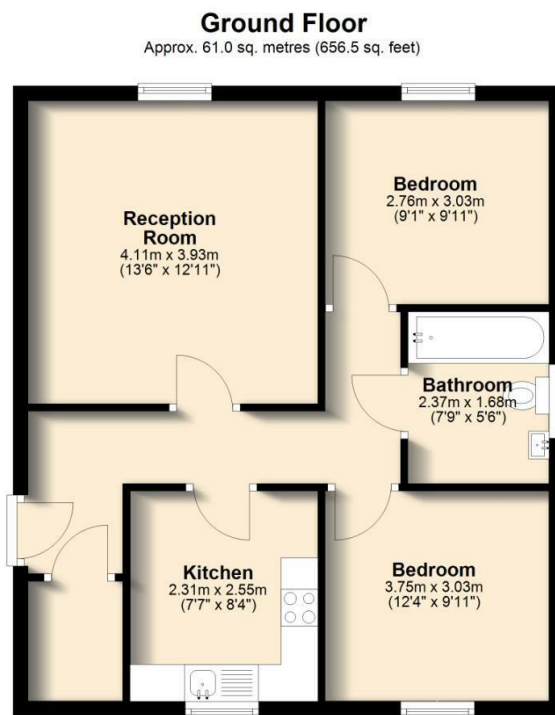
Petty Real are delighted to present to the market Clifton Square, Burnley – a well-presented two-bedroom top floor apartment, ideal for first time buyers, investors, or those seeking a comfortable and cosy living space.

Accessed via secure gated entry, the property benefits from a single garage, perfect for additional storage or secure parking. Situated on the top floor of the apartment block, the home offers a welcoming and homely feel from the moment you step inside. Behind the entrance door you have a handy store cupboard ideal for coats and shoes along with other items.

The spacious reception room provides ample space for a range of freestanding furniture, including an L-shaped sofa, TV with stand, coffee table and additional cabinets, making it ideal for both relaxing and entertaining. Across the hallway, the kitchen features an L-shaped worktop with storage units above and below, a sink positioned beneath the window, and space for a freestanding fridge-freezer and washing machine.

Located at the end of the corridor is the family bathroom, comprising a three-piece suite with bath and overhead shower, wash basin and WC. On either side of the bathroom are two generously sized bedrooms, currently utilised as a master bedroom and a home office. Both rooms offer excellent flexibility and could easily accommodate children, guests, or continued home working.

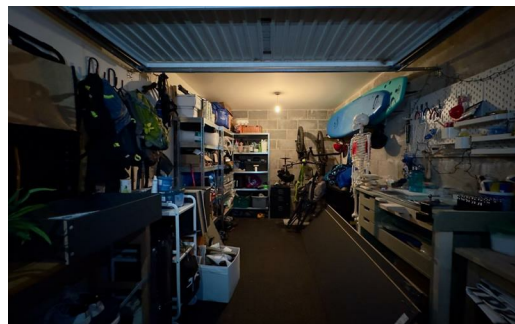
Early viewing is highly recommended to fully appreciate what this property has to offer. Don't miss out on this fantastic opportunity.



Total area: approx. 61.0 sq. metres (656.5 sq. feet)

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

Clifton Square, 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.

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