

Because life is

Petty
Real™

10 Olivant Street
Burnley
BB12 6DS



For Sale

Asking Price £122,500

- Attention First Time Buyers!
- Two Bedroom Mid Terrace Property.
- Two Large Reception Rooms.
- Large Kitchen Space With Additional Storage Space At The End.
- Four Piece Family Bathroom.

- Low Maintenance Private Rear Yard.
- Walking Distance To Local Shops, Amenities & Bus Routes.
- Convenient Location - Short Drive To Burnley / Padiham, Local Shops & Transport Links.
- Double-Glazed Windows & Gas Central Heating For Year-Round Comfort.
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to bring to market this charming two-bedroom, two-reception mid-terrace property on Olivant Street, Burnley. Ideal for first-time buyers, this well-presented home offers generous living space and a convenient location close to local amenities, schools, and excellent transport links.

Entering through the hallway, you are welcomed into the main reception room, currently used as a cosy lounge. This inviting space easily accommodates a large sofa, coffee table, and additional freestanding furniture, creating the perfect setting for relaxing evenings. To the front of the property lies a second reception room, presently used as a dining room. This generous area comfortably fits a family-sized dining table with multiple chairs, making it an excellent space for entertaining. Modern lighting adds a touch of style and enhances the room's character.

To the rear, the kitchen provides a practical and spacious layout with worktops and cupboards to both sides, offering ample storage and preparation space. The gas hob is set to the left, while the sink sits beneath a window overlooking the enclosed rear yard. An additional area at the end of the kitchen provides room for a fridge freezer.

Upstairs, the master bedroom spans the width of the property and offers plenty of space for larger items of furniture, including wardrobes and bedside cabinets. The second bedroom, overlooking the rear, is equally versatile—ideal as a child's bedroom, guest room, or home office. Built-in storage adds to the practicality of this space. Completing the first floor is a well-appointed four-piece bathroom suite featuring a corner shower, bathtub, wash basin, and WC.

Situated just a short walk from shops, local amenities, and major bus routes, this property also provides easy access to Burnley town centre, Padiham, and the M65, making it perfect for commuters. Early viewing is highly recommended.



Olivant Street, 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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