

Because life is

Petty
Real™

229 Coal Clough Lane
Burnley
BB11 4DL



For Sale

Asking Price £169,950

- Available For Sale With No Onward Chain Delay.
- *Attention First Time Buyers & Investors!*
- Spacious Reception Room With Beautiful Bay Window.
- Stunning Kitchen Featuring Centre Island & Breakfast Bar.
- Utility Space To Rear Of The Kitchen.
- Three Generous Sized Bedrooms.
- Three Piece Family Bathroom.
- Situated Within Walking Distance To Manchester Road Train Station & Other Transport Links.
- A Short Drive To Burnley Town Centre & Local Amenities.
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present this well-appointed property on Coal Clough Lane, Burnley, offered for sale with no onward chain, making it an ideal purchase for first-time buyers and investors alike.

The property is ready to move straight into and features a stunning open-plan ground floor layout, seamlessly connecting the reception room and kitchen to create a bright and sociable living space.

Conveniently located, the home is within easy walking distance of Manchester Road train station, as well as local shops and the post office on Coal Clough Lane, while Burnley town centre is just a short drive away.

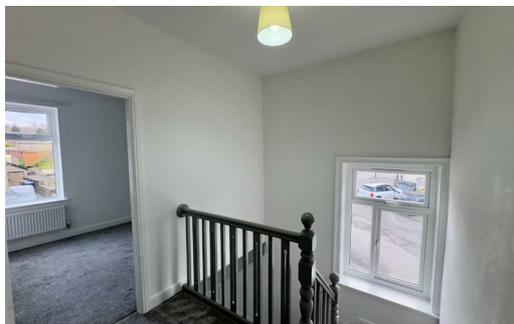
Early viewing is highly recommended — contact Petty Real today to arrange your appointment.



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

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

Coal Clough Lane, 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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