

Because life is

Petty  
Real<sup>TM</sup>

148 Brownside Road  
Burnley  
BB10 3JP



For Sale

- Stone-Built Cottage
- Two Bedrooms
- Spacious, Open Lounge
- Fitted Kitchen
- Stunning Garden with Views

Offers Over £110,000

- Perfect For Downsizers
- Tenant in Situ (Available Vacant)
- Multi-Fuel Burner
- Close To Lovely Walks
- Near To Bus Stops

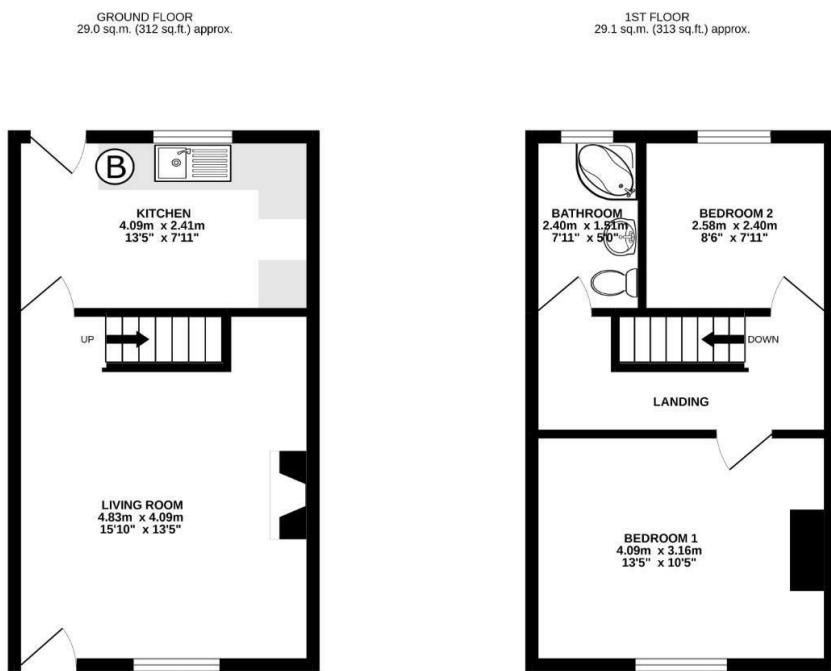


Stunning, two-bed cottage on the cusp of Worsthorne close to local amenities, bus stops, and beautiful walks over Worsthorne & Cliviger. Perfect for first-time buyers or anyone looking to downsize in this stone-built, cozy cottage with lovely character throughout.

Entering the property into the open, living room with a multi-fuel burner with the central staircase leading to the first floor. To the rear is the kitchen, fitted with a matching wall, base, and drawer units with a sink/drainer. The combination boiler is housed in the kitchen.

On the first floor, there is a double bedroom, a single bedroom and a three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, and a quadrant bath with an overhead shower.

Externally there is a courtyard to the rear with an elevated harden overlooking the fields at the back.



**TOTAL FLOOR AREA: 58.1 sq.m. (626 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the measurements contained here, measurements of doors, windows, rooms, and any other items of equipment have not been taken and no responsibility can be 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 operating efficiency can be given.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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