

Because life is

Petty<sup>TM</sup>  
Real

16 Heather Bank  
Burnley  
BB11 5LA



## For Sale

- Available For Sale With No Onward Chain Delay!
- Two Bedroom End Terrace Property.
- Off Road Parking Space.
- Large Reception Room.
- Large Kitchen Dining Space.

## Offers Over £115,000

- Three Piece Bathroom Suite.
- Front & Rear Garden Spaces.
- Located A Short Drive To Burnley Town Centre.
- Ideal For First Time Buyers & Investors.
- Freehold | EPC Rating: D | Council Tax Band: A



Petty Real are delighted to present to the market Heather Bank, Burnley, a well-proportioned two-bedroom end-terrace property that is perfectly suited to first-time buyers and investors alike.

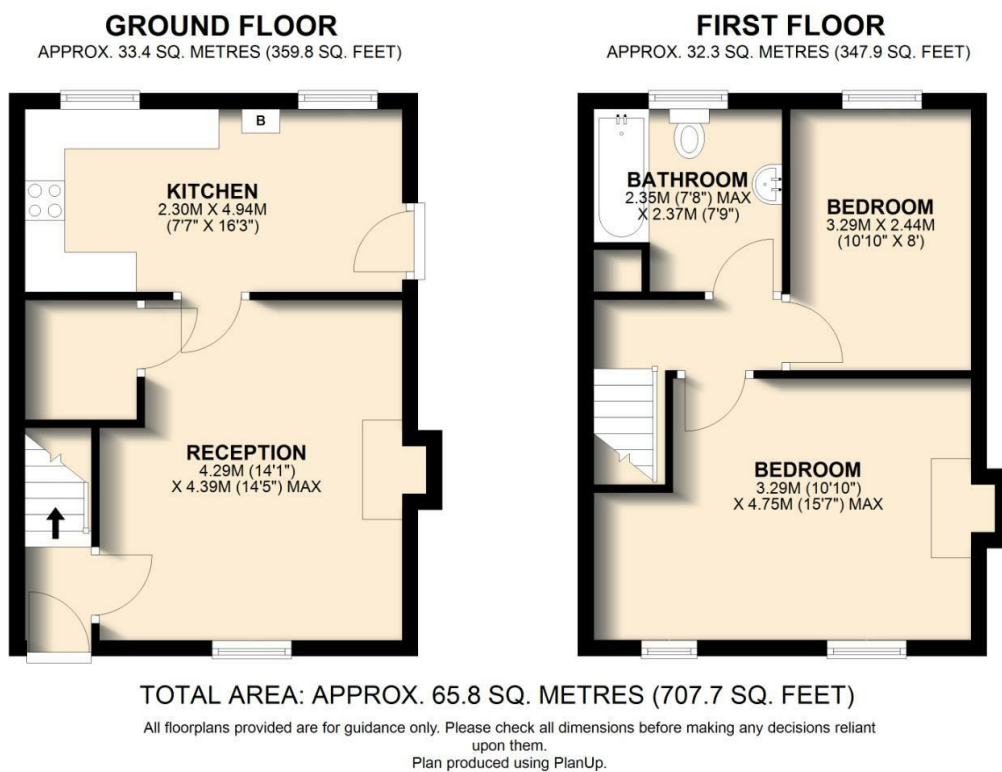
Externally, the property benefits from a front garden, along with off-road parking and a garage, offering excellent practicality. To the rear is a generous garden space, ideal for entertaining, hosting family gatherings or enjoying outdoor relaxation.

Upon entering the property, you are welcomed into a spacious reception room positioned to the right of the hallway. This room offers ample space for a variety of freestanding furniture, creating a comfortable and versatile living area. Moving through to the rear, the kitchen dining room provides a practical and sociable layout. The kitchen area is positioned to the right, with worktops along the left, near and rear walls. The sink is located beneath the rear window, allowing pleasant views over the garden and providing plenty of natural light.

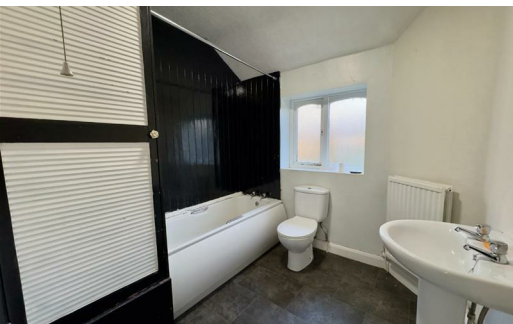
To the first floor, the primary bedroom is a particularly generous space, easily accommodating a range of bedroom furniture. The second bedroom is also well sized, making it ideal as a child's bedroom, guest room or home office. Completing the accommodation is the family bathroom, a large and functional space comprising a bath with overhead shower, wash basin and WC.

Conveniently located close to Burnley town centre, the property enjoys easy access to local amenities and excellent transport links, making it an attractive and well-connected home.

Early viewing is highly recommended to appreciate all that this property has to offer.



### HEATHER BANK, 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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH  
T.

[Burnley.sales@pettyreal.co.uk](mailto:Burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)