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Real

28 Scarlett Street  
Burnley  
BB11 4LQ



## For Sale

- Attention Investors & First Time Buyers.
- Two Bedroom Mid Terrace Property.
- Fully Refurbished Throughout.
- Stunning Three Piece Bathroom Suite.
- Great Space Kitchen Dining Space.

## Offers Over £89,995

- Rear Yard.
- Available For Sale With No Onward Chain Delay.
- Excellent Access To Major Transport Links (Manchester Road Station.)
- Situated Close To Burnley Town Centre.
- Leasehold | Council Tax Band: A | EPC Rating: D.



Petty Real are delighted to present to the market Scarlett Street, Burnley – offered for sale with no onward chain delay and perfectly suited to investors and first-time buyers alike.

This attractive property has undergone a full refurbishment throughout, providing a modern, turnkey home. Improvements include new internal doors, fresh décor throughout, new radiators and lighting, LVT flooring to the ground floor, a brand-new fully fitted kitchen, and a contemporary bathroom suite.

Upon entering the property, you are welcomed into a spacious reception room which offers an excellent primary living area with ample space for a range of freestanding furniture. To the rear is the newly fitted kitchen, featuring modern units and cupboards, sink positioned beneath a window overlooking the rear yard, along with an electric hob and oven – creating a bright and practical cooking space.

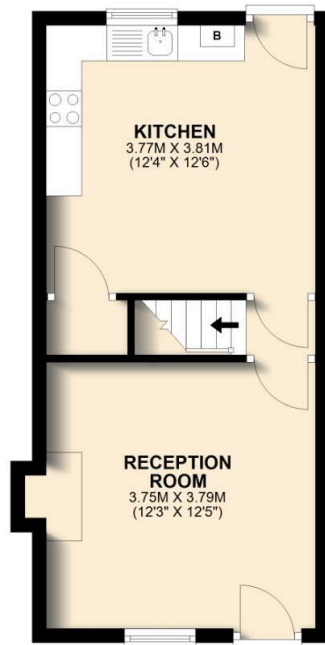
To the first floor, the master bedroom is a standout feature, offering a generous footprint with plenty of room for a large bed, bedside tables, wardrobes and additional storage. Across the landing is the stylish family bathroom, thoughtfully designed with a large walk-in shower cubicle, WC and sink with useful storage beneath. The second bedroom is ideal as a child's room, guest bedroom or home office.

Externally, the property benefits from a private rear yard complete with a newly fitted gate.

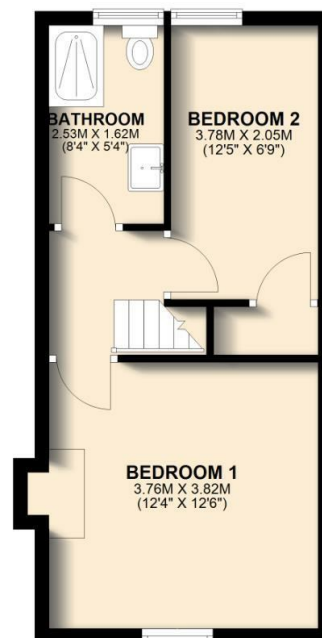
Ideally located, Scarlett Street sits just a short drive from Burnley town centre and offers convenient access to Manchester Road Train Station, making it a great option for commuters.

Early viewing is highly recommended to fully appreciate the quality and space this refurbished home has to offer.

**GROUND FLOOR**  
APPROX. 32.2 SQ. METRES (346.7 SQ. FEET)



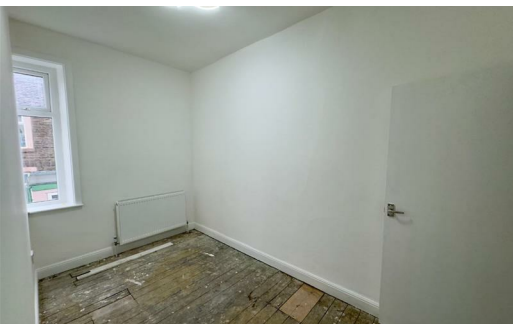
**FIRST FLOOR**  
APPROX. 31.6 SQ. METRES (340.6 SQ. FEET)



**TOTAL AREA: APPROX. 63.9 SQ. METRES (687.3 SQ. FEET)**

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

### SCARLETT 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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