



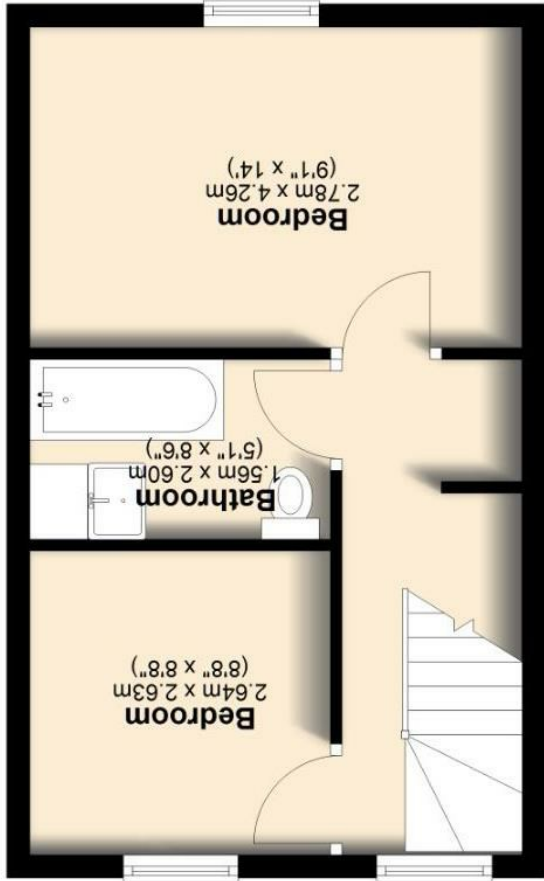
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Accrington Road, Burnley

Plan produced using PlanUp.

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

Total area: approx. 61.2 sq. metres (658.7 sq. feet)



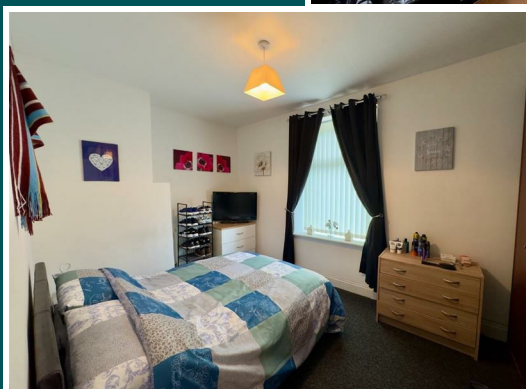
First Floor
Approx. 30.6 sq. metres (329.8 sq. feet)



Ground Floor
Approx. 30.6 sq. metres (329.0 sq. feet)



Asking Price £85,000

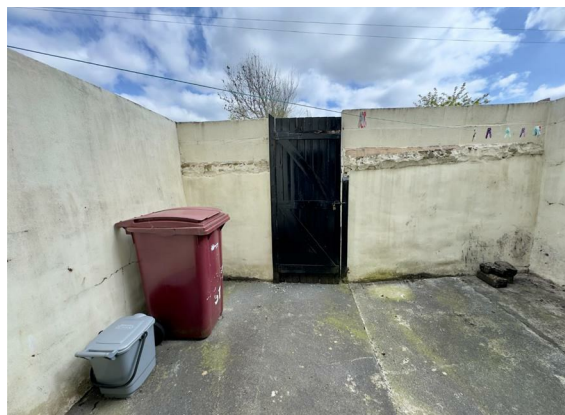
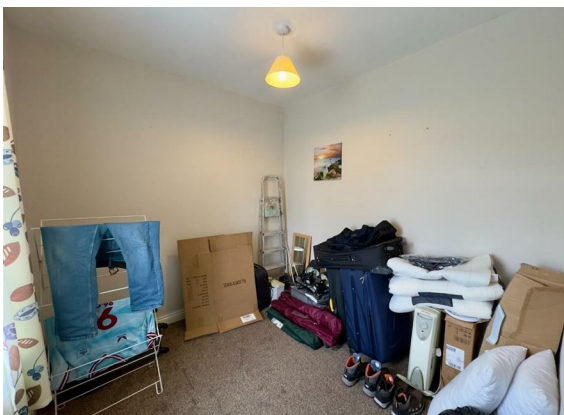


48 Accrington Road

Burnley
BB11 4AU



Council Tax Band: A



Petty Real are delighted to present to the market this charming two-bedroom home on Accrington Road, Burnley, offered for sale with the added benefit of no onward chain. Perfectly suited to first-time buyers, downsizers, and buy-to-let investors, this property presents an excellent opportunity to acquire a well-positioned home in a convenient location.

The accommodation briefly comprises a welcoming reception room, currently serving as the main living space, featuring a beautiful log burner which creates a warm and inviting focal point. To the rear, the kitchen is accessed directly from the living area and offers practical day-to-day functionality.

To the first floor, the property offers two well-proportioned bedrooms along with a family bathroom. Externally, there is an enclosed rear yard, providing useful outdoor space.

Ideally situated close to the M65 motorway network, the property also benefits from excellent access to Burnley Town Centre and Manchester Road train station, making it ideal for commuters and those seeking local amenities close by.

Early viewing is highly recommended—this is an opportunity not to be missed. Contact the office today to arrange your viewing.

Property Description

Entering the property through the front door, you are welcomed into the main reception room, measuring approximately 4.26m x 3.92m, a warm and inviting living space that serves as the heart of the home. A charming log burner creates an attractive focal point whilst also offering the practical benefit of being capable of heating the majority of the property, creating a cosy atmosphere throughout the colder months. To the rear of the reception room, stairs rise to the first-floor landing, whilst a door provides access through to the kitchen.

The kitchen, measuring approximately 3.06m x 3.15m, offers a practical layout with worktop space positioned along the rear, right-hand, and near walls, providing ample preparation and storage space. The sink is positioned beneath the rear-facing window, enjoying views over the enclosed rear yard. Cooking facilities include a hob located on the right-hand wall, with the oven conveniently positioned on the rear wall adjacent to the entrance. The kitchen also benefits from useful understairs storage, ideal for household essentials or pantry use.

To the first floor, the principal bedroom is situated at the front of the property and measures approximately 4.26m x 2.78m. This generously sized double bedroom offers ample space for a range of freestanding furniture, including wardrobes, bedside cabinets, drawers, and additional storage solutions.

The family bathroom, measuring approximately 2.60m x 1.56m, is fitted with a three-piece suite comprising a panelled bath with overhead shower, pedestal wash basin, and low-level WC.

Completing the first floor is the second bedroom, positioned to the rear of the property and measuring approximately 2.63m x 2.55m. This versatile room would make an ideal child's bedroom, guest room, dressing room, or home office, depending on individual requirements.

Externally, the property benefits from an enclosed rear yard, offering a low-maintenance outdoor space.

Overall, this is a well-presented and deceptively spacious home, ideal for first-time buyers, downsizers, or investors alike.

View more about this property online....

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