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55 Coal Clough Lane  
Burnley  
BB11 4NS



## For Sale

- Attention First Time Buyers / Investors.
- Two Bedrooms Mid Terrace Property.
- Two Reception Rooms.
- Three Piece Bathroom.
- Built In Wardrobes & Ample Storage.

## Offers In The Region Of £85,000

- Front & Rear Yard.
- Close Proximity To Burnley Town Centre.
- EPC Rating: D.
- Council Tax Band: A.
- Tenure: Freehold.



Welcome to Coal Clough Lane, Burnley!

This charming mid-terrace property, offered for sale with no onward chain delay, is perfect for first-time buyers or investors. With two bedrooms, two reception rooms, and a convenient layout, this home provides both flexibility and comfort.

Upon entering, the entrance hall leads to the first reception room on the right, ideal as a cosy living area or a dining space. Moving further, the second reception room offers generous proportions and built-in storage, providing another versatile space to suit your needs.

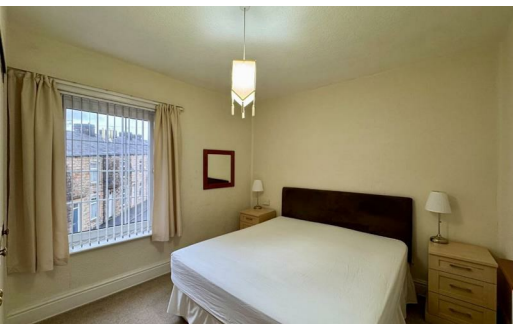
The kitchen is thoughtfully designed, featuring ample storage above and below the counters, an integrated oven, and a gas hob, making meal preparation a breeze.

Upstairs, the master bedroom overlooks the front of the property. This spacious room accommodates freestanding furniture and includes integrated wardrobes. The second bedroom, located at the rear, also features integrated wardrobe space and houses the property's new boiler in a discreet cupboard.

The family bathroom, situated on a slightly raised level, is a generous three-piece suite comprising a bathtub with overhead shower, a toilet, and a sink.

Externally, the property benefits from both front and rear yards, adding additional practicality and potential for outdoor enjoyment.

With its well-thought-out layout, ample storage, and convenient location, this property is an excellent opportunity not to be missed.



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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