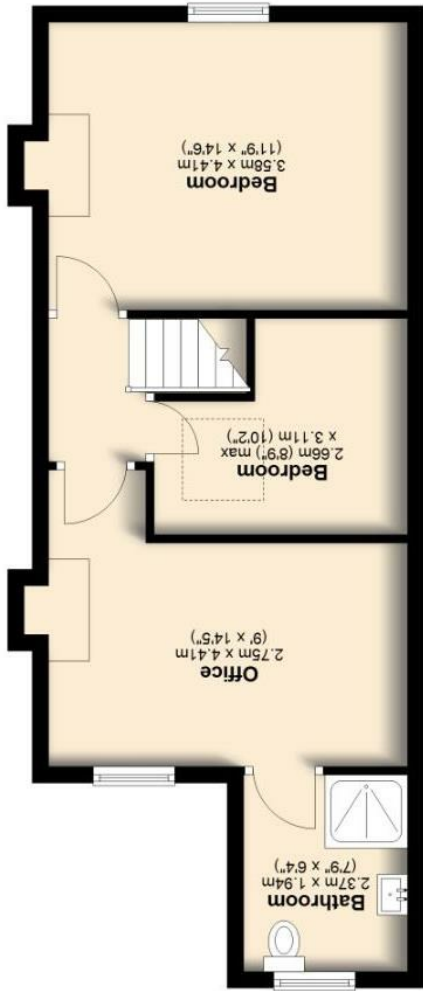




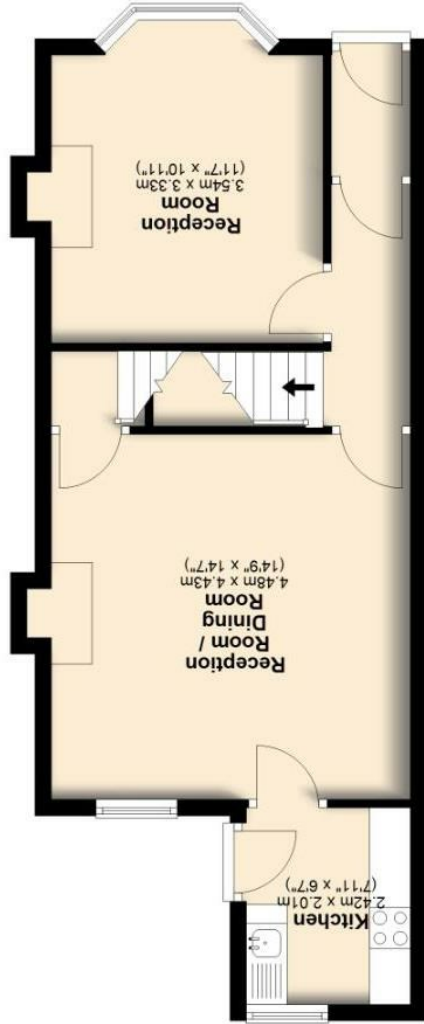
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Brooklands Road, Burnley

Total area: approx. 105.7 sq. metres (1137.8 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



First Floor
Approx. 44.7 sq. metres (481.3 sq. feet)



Ground Floor
Approx. 45.7 sq. metres (492.1 sq. feet)



Basement
Approx. 15.3 sq. metres (164.5 sq. feet)



Asking Price £120,000



7 Brooklands Road

Burnley
BB11 3PR



Council Tax Band: A



Petty Real are delighted to present for sale this spacious two-bedroom mid-terrace property on Brooklands Road, Burnley, offering fantastic potential for modernisation and improvement. Set over three floors, the property provides generous living accommodation, featuring two large reception rooms and a kitchen to the ground floor, with access from the second reception room leading down to a useful cellar.

To the first floor are two well-proportioned bedrooms, including a generous master bedroom and a second bedroom enhanced by a skylight window. To the rear, an additional room leads through to a modern three-piece family bathroom suite.

Externally, the property benefits from both front and rear garden areas, along with off-road parking to the rear and space for a garage. Ideally located just a short distance from Burnley Town Centre and Burnley Football Club, this property must be viewed to fully appreciate the scope and potential it offers to its future owner.

Contact Petty Real today to arrange your viewing.

Property Description

Entering the property through the front door, you are welcomed into the entrance vestibule (0.97m x 1.49m), which in turn leads through to the entrance hall (0.97m x 2.97m), providing access to the ground floor accommodation.

Positioned at the front of the property, the first reception room (3.33m x 3.54m) is a bright and inviting space, benefitting from a large bay window that floods the room with natural light. Offering ample space for a variety of freestanding furniture arrangements, this room would ideally serve as the main living area.

To the rear, the second reception room (4.43m x 4.48m) is generously proportioned and perfectly suited as a dining room, thanks to its seamless connection to the kitchen. Equally, this versatile space could be utilised as the primary living area depending on preference. From here, steps lead down to the cellar (4.43m x 3.39m), which showcases traditional features and offers excellent potential for further development or conversion.

The kitchen (2.01m x 2.42m) is fitted with worktop space along the left-hand wall, incorporating storage units above and below, along with an electric hob. The sink is positioned beneath the rear-facing window, overlooking the yard, allowing for natural light while carrying out everyday tasks.

To the first floor, the master bedroom (4.41m x 3.58m) is located at the front of the property and offers a spacious layout, comfortably accommodating a large bed, wardrobes, and additional furnishings. A large window ensures the room is bright and airy.

The second bedroom (3.11m x 2.50m), situated over the stairs, features a skylight window and provides a well-proportioned second sleeping space.

Across the landing is a generous office area (4.47m x 3.64m), ideal for those working from home or in need of additional flexible space. This room leads through to the family bathroom (1.94m x 2.37m), which has been recently updated and comprises a modern three-piece suite including a walk-in shower, wash basin, and WC.

View more about this property online...

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