



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.

Arkwright Street, Burnley

Total area: approx. 110.9 sq. metres (1193.7 sq. feet)
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanIP.

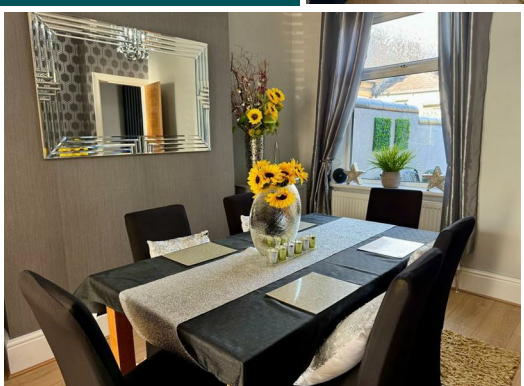
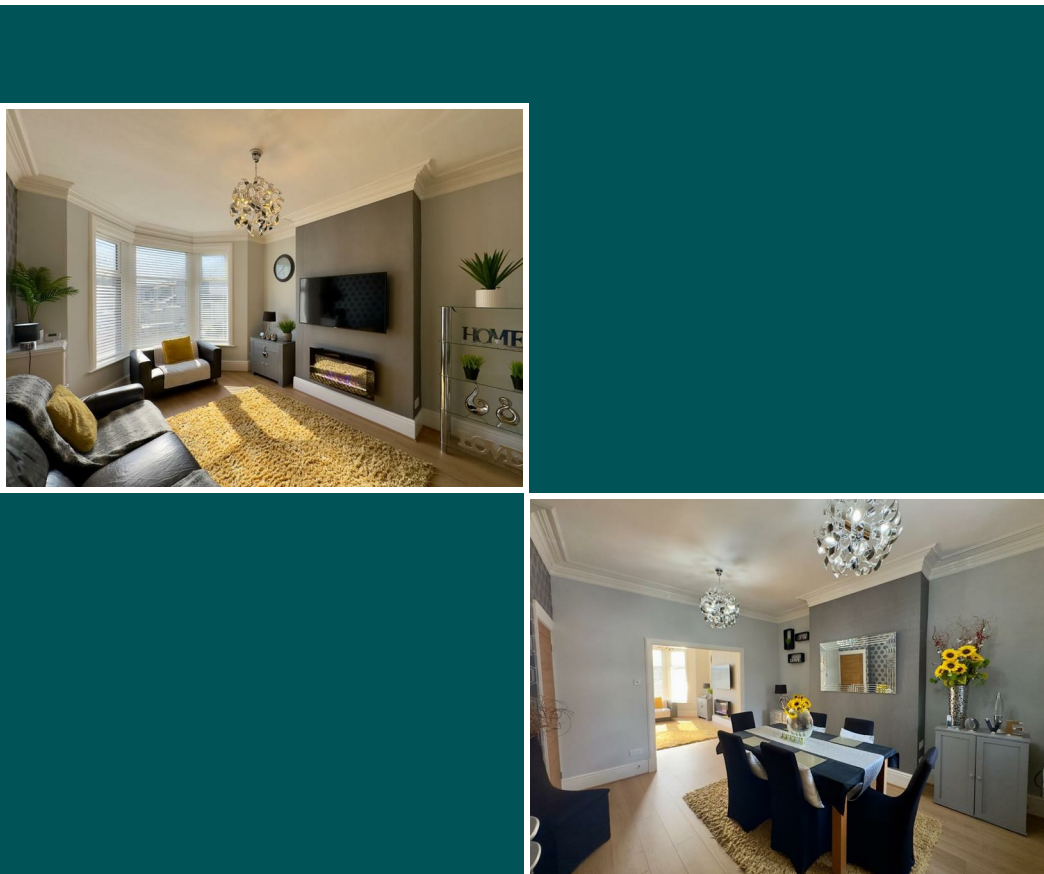


Ground Floor
Approx. 58.3 sq. metres (627.2 sq. feet)

First Floor
Approx. 52.6 sq. metres (566.5 sq. feet)



Asking Price £175,000



19 Arkwright Street

Burnley
BB12 8AG



Council Tax Band: B



Petty Real are proud to present to the market this charming and deceptively spacious three-bedroom home, ideally positioned on Arkwright Street in the ever-popular area of Burnley. Offered for sale with the significant advantage of no onward chain, this property is perfectly suited to first-time buyers looking to step onto the property ladder with a home ready to make their own.

Internally, the property boasts an inviting and versatile layout, featuring two generous open-plan reception rooms that create a wonderful sense of space and flow—ideal for both everyday living and entertaining. The front reception room is particularly impressive, enhanced by a beautifully bright bay window that floods the space with natural light, adding warmth and character.

To the first floor, three well-proportioned bedrooms provide comfortable accommodation, with the second bedroom benefiting from the added luxury of its own en-suite—perfect for guests or modern family living.

Externally, the property continues to impress with a private rear yard, offering a low-maintenance outdoor space ideal for hosting gatherings, summer barbecues, or simply relaxing with family and friends.

Located within the highly sought-after residential area of Ightenhill, this home benefits from excellent commuter links via the nearby M65 motorway network, as well as being within the catchment area of well-regarded local schools. Combining space, location, and convenience, this is a fantastic opportunity not to be missed.

Property Description

Petty Real are delighted to present to the market this spacious and well-proportioned three-bedroom home, ideally situated on Arkwright Street in the sought-after area of Burnley. Offered with no onward chain, this property is perfectly suited to first-time buyers or growing families seeking a home that offers both space and versatility.

Upon entering the property, you are welcomed into an entrance vestibule (1.13m x 1.84m), which leads through to a generous entrance hallway (1.13m x 4.00m), setting the tone for the space on offer. To the front of the property, the first reception room (3.57m x 3.97m) is a bright and inviting space, enhanced by a stunning bay window that allows natural light to pour in. There is ample room for a variety of freestanding furniture, with the current layout thoughtfully incorporating a feature wall-mounted TV above an electric fire.

To the rear, the second reception room (3.84m x 4.20m) provides an equally impressive space, currently utilised as a dining area. Its open-plan feel and seamless connection to the kitchen make it ideal for entertaining or family living, offering flexibility to suit a range of needs.

The kitchen (2.55m x 5.90m) is a standout feature of the home—generous in size and thoughtfully designed with worktops spanning all four walls. A breakfast bar near the rear door creates a sociable dining space, while the abundance of work surface area is perfect for meal preparation. There is space for a large freestanding fridge freezer, an integrated hob and oven positioned along the rear wall, and a sink set beneath a window overlooking the rear yard. With plentiful storage both above and below the counters, this kitchen is as practical as it is spacious.

To the first floor, the master bedroom (4.30m x 3.96m) is located at the front of the property and mirrors the proportions of the reception room below. This impressive room comfortably accommodates a range of furnishings and benefits from integrated wardrobes, maximising usable space.

The family bathroom (2.95m x 1.63m), positioned centrally on the landing, features a modern three-piece suite comprising a bath with overhead shower, wash basin, and WC.

Bedroom three (3.03m x 2.52m) sits adjacent to the bathroom and offers a versatile space, ideal as a child's bedroom, home office, or guest room. To the rear, bedroom two (2.55m x 3.61m) is another well-sized room, particularly suited to a growing teenager or visiting guests. This room benefits from its own en-suite (2.53m x 1.16m), complete with a walk-in shower, wash basin, and WC—providing a degree of independence and privacy that is highly desirable.

The attic space located at the top of the stairs to the first floor is accessed with pull down ladders and is partially boarded.

Externally, the property offers a private rear yard, perfect for low-maintenance outdoor enjoyment or hosting family and friends.

Located within the ever-popular area of Ightenhill, the property benefits from excellent access to the M65 motorway network and falls within the catchment area of well-regarded local schools, making it an excellent all-round choice for a variety of buyers.

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