

Because life is

Petty
Real™

For
Sale



136 Coal Clough Lane
Burnley BB11 4NJ

£145,000



This is a substantial and much larger than is perhaps initially perceived, four bedroom stone built end of terrace true family home. The quality and size of this truly enigmatic dwelling will be, in our opinion quite difficult to equal and is certainly one of its own kind. This outstanding home is positioned towards the higher section of Coal Clough Lane and is closely located to local shops, recreational parks and excellent bus routes.

Key Features:

- Stone Built End Terrace
- Four Bedrooms
- Cellar
- Outdoor Space, Front, Side & Back
- Virtual Tour Available
- Three Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- uPVC Double Glazing
- VIEWING IS A MUST!

Tenure: Leasehold

EPC Rating: E

Council Tax Band: B

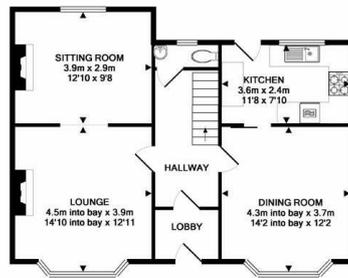


26 Manchester Road, Burnley, Lancashire, BB11 1HH
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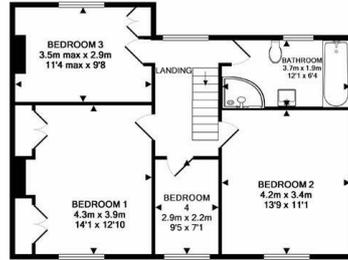


www.pettyreal.co.uk

4 BEDROOM House - Terraced



GROUND FLOOR
APPROX. FLOOR AREA 64.0 SQ.M.
(689 SQ.F.T.)



FIRST FLOOR
APPROX. FLOOR AREA 61.7 SQ.M.
(664 SQ.F.T.)

TOTAL APPROX. FLOOR AREA 125.7 SQ.M. (1353 SQ.F.T.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2019

Main Description:

Stunning, Stone-built, double bay fronted end-terrace close to Scott park, perfect for a growing family. Close to local schools, nurseries, and bus stops.

Entering the property you're welcomed into the entrance vestibule and grand hallway which has a plethora of original features. There are three reception rooms downstairs, a front living room with a gas fire, and a bay window which has an open plan to the rear lounge which could be easily closed off with french doors to create a separate family room. The dining room is adjacent to the kitchen and also benefits from a large bay window which allows in an abundance of light. You could also knock the kitchen through to the dining room to create the ideal, open plan family/entertaining kitchen/diner.

The kitchen is fitted with a range of matching walls, base drawer units with contrasting working surfaces installed with a double electric oven, gas hob, and stainless steel sink & drainer. There is also access to the basement from here which runs the length of one side of the house creating plenty of room for storage.

Accessing the first floor via the central staircase, there is also a downstairs WC and hand wash basin underneath utilizing the space. On the first floor, there are four bedrooms, three doubles, and a generously sized single. The family bathroom is a four-piece suite in white comprising a low-level WC, pedestal hand wash basin, paneled bath, and a quadrant shower with a mixer overhead shower.

Externally there is a garden forecourt to the front, a rear yard, and a courtyard that runs down the side of the property. There is no allocated parking, but plenty of parking out the front and also down the side of the property.



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