

Because life is

PettyTM
Real

404 Brunshaw Road
Burnley
BB10 3HX



For Sale

Asking Price £149,950

- **Available For Sale With No Onward Chain Delay!**
- Three Bedroom Mid Terrace Property.
- Two Reception Rooms.
- Three Piece Bathroom Suite.
- Great Size Kitchen.

- Yard To Rear Of The Property.
- Perfect For First Time Buyers Or Upsizing Families.
- Located Close To Highly Regarded Schools.
- Five Minute Walk To Turf Moor & Ten Minutes To Burnley Town Centre.
- Leasehold | EPC Rating: E. | Council Tax Band: B.



Petty Real are delighted to present for sale this spacious three-bedroom mid-terrace property on Brunshaw Road, Burnley. Ideally suited to first-time buyers or young families, the home is perfectly positioned close to a range of highly regarded local schools and amenities.

Entering through the front door and hallway, you are welcomed into the second reception room, currently used as a dining room but offering the flexibility to serve as both dining and main living space. From here, you can access the first reception room located at the front of the property. This inviting room is enhanced by a stunning bay window, flooding the space with natural light and providing an excellent area for various furniture layouts.

The kitchen is situated to the rear and is fitted with ample counter space across the right and back walls, complemented by both base and wall-mounted storage. A stainless-steel sink is neatly positioned beneath the rear-facing window, overlooking the enclosed yard, while the gas hob is set to the right-hand side.

Upstairs, the master bedroom occupies the front of the property and provides generous proportions, ideal for a large bed, with the added benefit of integrated wardrobes and storage. Bedrooms two and three are similar in size and are well-suited as children's bedrooms, guest rooms, or versatile home office spaces. The family bathroom comprises a three-piece suite with a bath and overhead shower, wash basin, and WC.

Externally, the property enjoys a private rear yard – a perfect spot for relaxing or entertaining family and friends.

Brunshaw Road offers a superb opportunity to secure a spacious, well-located home with excellent potential for a growing family. Viewing is highly recommended.



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