

Because life is

Petty  
Real™

15 Palace Street  
Burnley  
BB12 6EA



For Sale

Asking Price £85,000

- Attention Investors / First Time Buyers.
- For Sale With No Onward Chain Delay.
- Three Bedroom Mid Terrace Property.
- Two Large Reception Rooms.
- Spacious Kitchen.

- Three Piece Family Bathroom.
- Private Rear Yard - Ideal For Outdoor Seating.
- Within Walking Distance Of Local Shops & Schools.
- Excellent Access To The M65 Motorway, Ideal For Commuters.
- Leasehold | EPC Rating: D | Council Tax Band: A



Petty Real are delighted to present for sale this charming mid-terrace property on Palace Street, Burnley. Perfectly suited for first-time buyers and investors alike, this spacious home offers three bedrooms and two generous reception rooms, providing flexible living options to suit modern lifestyles.

Upon entering through the front door, you're welcomed into an inviting hallway. To the left sits the first reception room, a bright and comfortable space with ample room for a large sofa, coffee table, and other furnishings—ideal for relaxing or entertaining guests.

Moving through to the rear, the second reception room offers superb versatility. It can easily serve as a dining room, given its convenient connection to the kitchen, or as a primary living area thanks to its generous proportions and adaptable layout.

The kitchen, located just off the second reception room, provides an efficient workspace with counters running along both sides, offering plenty of storage above and below. The sink overlooks the rear yard, and there's space for a freestanding oven. A back door opens to a low-maintenance enclosed yard, perfect for outdoor seating or simple storage.

Upstairs, the main bedroom is positioned at the front of the property and benefits from fitted storage and ample space for a double bed and bedside furniture. The second and third bedrooms are ideal for children, guests, or home offices, making the property adaptable for a range of buyers. The bathroom features a three-piece suite with bath, overhead shower, wash basin, and WC.

Situated in a convenient and well-connected location, the home is within walking distance of local shops, schools, and sits just off a major bus route serving Preston, Clitheroe, Burnley, Nelson, and Colne. Excellent access to the M65 motorway makes this an ideal base for commuters.

A fantastic opportunity to acquire a well-proportioned home in a popular and accessible area – early viewing is highly recommended.



Palace Street, Burnley



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