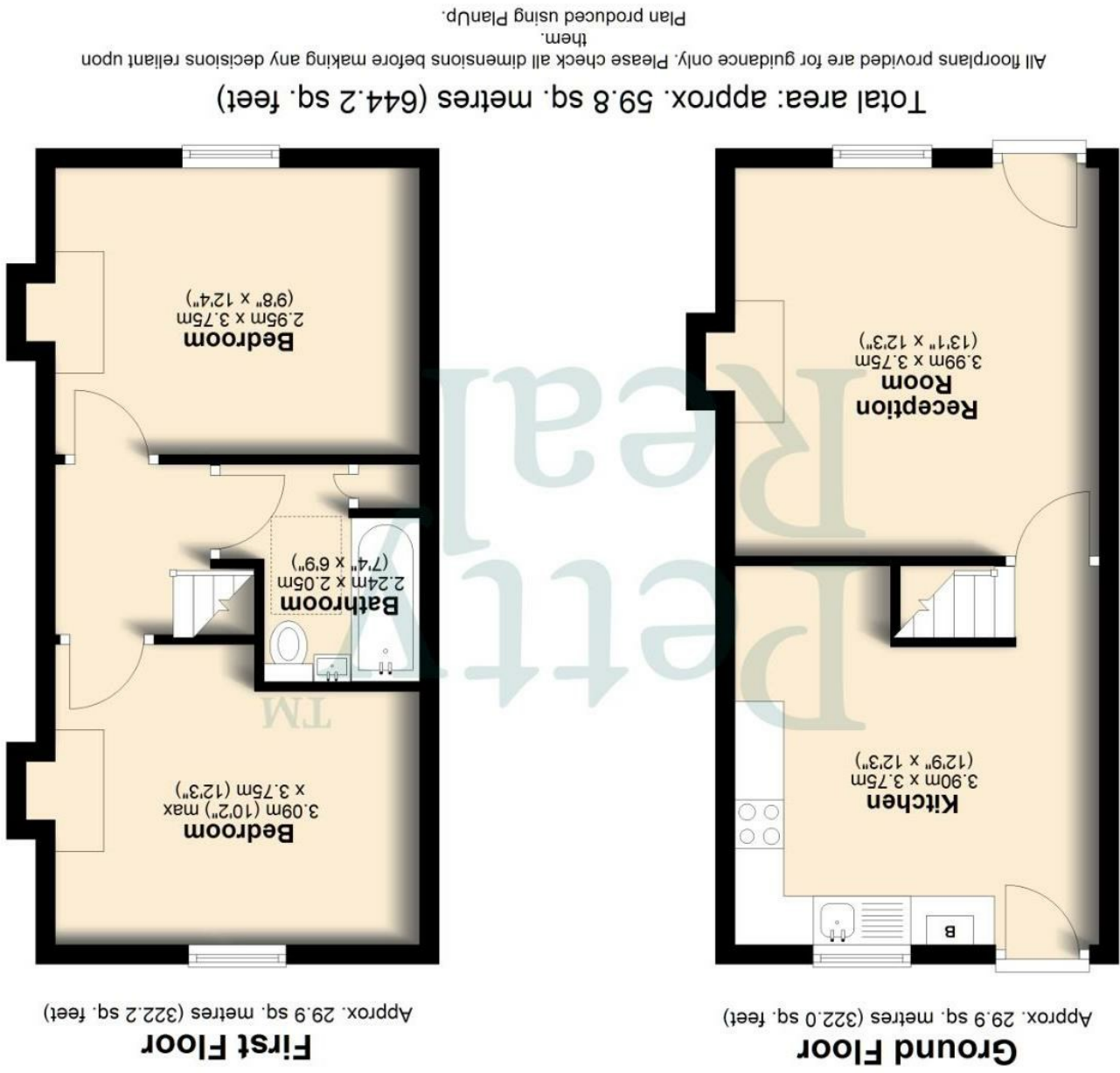




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



Asking Price £65,000



107 Leyland Road

Burnley  
BB11 3DP



Council Tax Band: A



Petty Real are delighted to present for sale this spacious two-bedroom terraced property on Leyland Road, Burnley—an excellent opportunity for first-time buyers and investors alike. Set over two well-proportioned floors, the accommodation comprises a generous reception room and a spacious kitchen to the ground floor. To the first floor are two good-sized bedrooms and a family bathroom. Externally, the property benefits from a rear garden space, ideal for relaxing or entertaining. Conveniently located within walking distance of Burnley Town Centre and local amenities, this home also offers easy access to transport links and leisure facilities.

### Property Description

Petty Real are delighted to present to the market this well-proportioned two-bedroom terraced home on Leyland Road, Burnley, offering spacious accommodation throughout and ideally suited to first-time buyers or investors.

Upon entering the property, you are welcomed into the bright and airy reception room (3.75m x 3.99m), a generous living space enhanced by a large front-facing window that floods the room with natural light. There is ample space for a variety of freestanding furniture arrangements, making this an ideal primary living and entertaining area.

To the rear, the kitchen (3.75m x 3.90m) offers excellent workspace with units positioned along the rear and right-hand walls. The sink is conveniently located beneath the rear window, while the cooker is situated along the right wall. A door from the kitchen provides direct access to the rear yard, adding to the property's practicality.

To the first floor, the master bedroom (3.75m x 2.95m) is positioned at the front of the property and provides a spacious and comfortable setting, with room for a large bed, bedside furniture and wardrobes. A large window ensures the space is light and inviting.

Bedroom two (3.75m x 3.09m), located to the rear, is another well-sized room, ideal as a child's bedroom, guest room or home office, with plenty of space for freestanding furniture.

The family bathroom (2.05m x 2.24m) is situated over the stairs and comprises a three-piece suite including a bath with overhead shower, wash basin and WC. This room further benefits from integrated storage, perfect for towels and essentials, along with a Velux window providing natural light and ventilation.

Externally, the property boasts a rear yard, offering a low-maintenance outdoor space.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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