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Montrose Street, Burnley

Total area: approx. 94.5 sq. metres (1017.1 sq. feet)  
All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using Planlup.



Asking Price £110,000

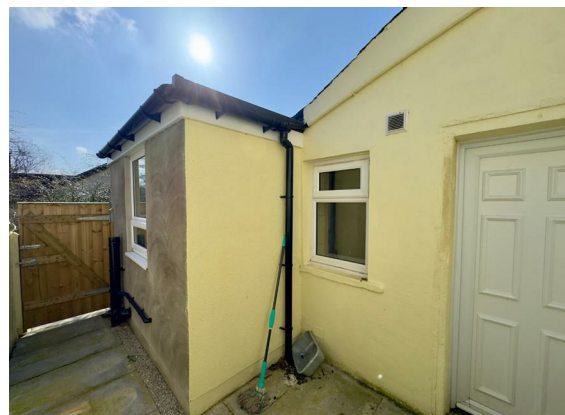


88 Montrose Street

Burnley  
BB11 2JN



Council Tax Band: A



Petty Real are delighted to present for sale this spacious two-bedroom mid-terrace property on Montrose Street, Burnley, offering fantastic potential for buyers looking to modernise and add value. Set over three floors, the property boasts two generous reception rooms, along with a kitchen and wet room to the ground floor. The first floor hosts two well-proportioned bedrooms, including a sizeable master, alongside a family bathroom, while the second floor offers a home office / study or games room.

Conveniently positioned within walking distance of Burnley Town Centre and Manchester Road Train Station, this property is perfectly placed for local amenities and transport links. An excellent opportunity for investors or first-time buyers alike—early viewing is highly recommended to appreciate the full potential on offer.

### Property Description

Entering the property through the front door, you are welcomed into an entrance vestibule (0.98m x 1.27m), leading through to the entrance hall (0.98m x 3.13m), providing access to the main ground floor accommodation.

Positioned at the front of the property is the first reception room (3.22m x 3.51m), a bright and inviting space enhanced by a large bay window that allows an abundance of natural light to fill the room. There is ample space for a variety of freestanding furniture arrangements, making it an ideal living area.

To the rear, the second reception room (4.36m x 3.87m) offers excellent versatility and is perfectly suited as a dining room, benefitting from a seamless connection to the kitchen. Alternatively, this room could serve as the primary living space depending on your needs.

The kitchen (1.85m x 2.36m) features worktop space along one wall, with storage units above and room for freestanding appliances below. Positioned just off the kitchen is a recently fitted wet room (1.85m x 1.50m), comprising a modern two-piece suite including a walk-in shower and WC.

To the first floor, the master bedroom (4.39m x 3.50m) is located at the front of the property and is a generously sized room, comfortably accommodating a large bed along with additional furniture such as wardrobes and bedside cabinets. A large window ensures the room is filled with natural light.

Across the landing is the second bedroom (2.46m x 3.13m), a well-proportioned space ideal for use as a child's bedroom, guest room or home office. Adjacent to this is the family bathroom (1.82m x 3.12m), fitted with a three-piece suite comprising a bath with overhead shower, wash basin and WC.

To the second floor, the attic (4.08m x 3.23m) provides a versatile additional space, suitable for a variety of uses such as office or hobby room.

This property offers spacious accommodation throughout with excellent potential for further improvement, making it an ideal purchase for those looking to create a home tailored to their own tastes.

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