

Because life is

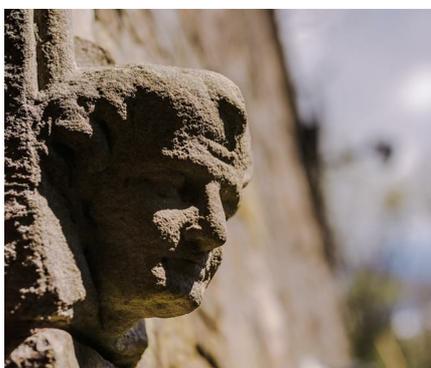
Petty
Real™

For
Sale



1a Priory Court
Burnley BB11 3RN

£290,000



Key Features:

- Detached Stone-Built Cottage
- Two Bedrooms
- Two Driveways
- Living Room With Log Burner
- Surrounding Courtyard
- Fitted Kitchen
- Close to Towneley Park
- Beautiful Walks Nearby
- Oak Timber Double Glazing
- VIEWING IS A MUST!

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

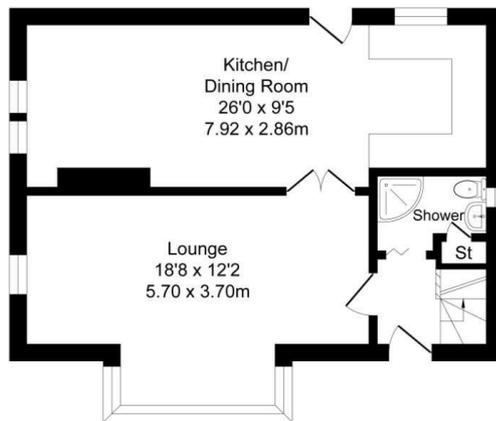


2 BEDROOM House - Detached

Priory Court, Burnley

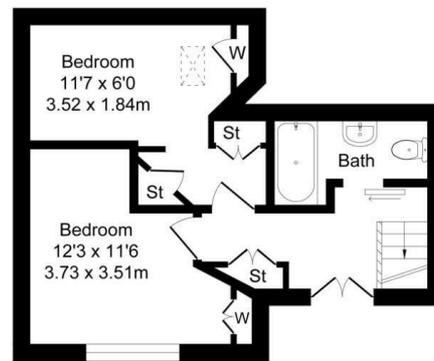
Total Approx. Floor Area 844 Sq.ft. (78.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor

Approx. Floor Area 517 Sq.Ft (48.0 Sq.M.)



First Floor

Approx. Floor Area 336 Sq.Ft (30.4 Sq.M.)

Main Description:

Beautiful, stone-built detached cottage in a highly sought-after area on the cusp of Towneley Park, Towneley Golf Club, and Towneley Hall which is enriched in history. Perfect for any downsizers or lovers of unique, quirky properties with beautiful character and stunning walks.

Approaching the property you can only appreciate the character and how imposing this cottage truly is. Entering the property via the quirky, solid oak door you're welcomed into the entrance vestibule where the access to the first floor and downstairs shower room is located, comprising low-level WC, pedestal hand wash basin, and quadrant shower.

The living room has been tiled throughout and has been installed with a log burner and a plethora of timber beams, plinths, cottage features, and solid oak double glazed windows set within a bay window. The kitchen runs adjacent to the living room and has been fitted with oak wooden flooring, a bespoke dining table, and matching wall, base, and drawer units in solid wood with contrasting working surfaces with a range of appliances such as a washing machine, dishwasher, and a double fan assisted electric oven with a hob and extractor hood.

On the first floor, two bedrooms are generous in size with built-in wardrobes/storage space and still hold that quirky, warm feel along with the family bathroom comprising a low-level WC, cabinet hand wash basin, and a spa bath with an overhead shower.

Externally there is a courtyard that surrounds the property and two driveways that can be accessed through the rear solid oak door with a stained glass window. There are raised flower beds with stone walls with lowered storage space where there are beautiful stone flags.

The property benefits from modern-day comforts such as gas central heating.



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