

Because life is

Petty
RealTM

46 Dall Street
Burnley
BB11 3LB



For Sale

- Attention Investors / First Time Buyers.
- Mid-Terrace Property.
- Two Bedrooms.
- Large Reception Room.
- Kitchen Dining Area.

Offers In The Region Of £79,950

- Rear Yard Space.
- Close To Burnley Town Centre.
- EPC Rating: C.
- Council Tax Band: A.
- Freehold.



Petty Real are delighted to present this well-presented two-bedroom mid-terrace property on Dall Street, Burnley. An ideal purchase for first-time buyers or savvy investors, this home offers comfortable living in a convenient location.

Upon entering via the front door and entrance vestibule, you're welcomed into a spacious reception room – the main living area of the home. With ample space for a variety of furniture arrangements, this room provides a warm and inviting setting for everyday living and entertaining.

To the rear of the property lies the kitchen/diner, a functional space featuring worktop counters along the left and rear walls with the sink situated beneath the rear-facing window. This area also includes useful understairs storage, perfect for keeping things organised and tucked away.

Upstairs, the master bedroom spans the full width of the property at the front, offering a generous layout with space for a large bed, wardrobes, bedside cabinets, and more. The second bedroom, located at the rear, is ideally suited as a single bedroom, nursery, guest room, or home office, and houses the boiler discreetly in the rear corner.

The bathroom is centrally positioned off the landing and features a three-piece suite with shower-over-bath, sink, and toilet.

Externally, the home benefits from a private rear yard – perfect for outdoor seating or additional storage.

Key Information:

Council Tax Band: A.

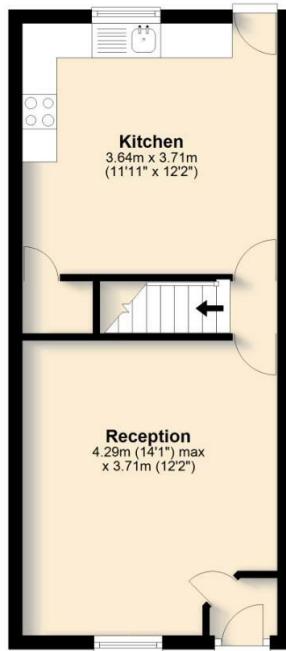
EPC Rating: C.

Tenure: Freehold

An excellent opportunity in a popular area – early viewing is highly recommended.

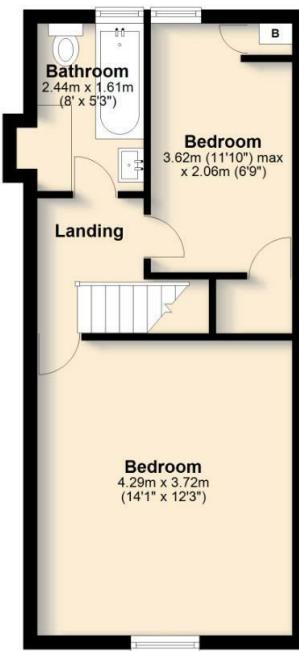
Ground Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.4 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.

Plan produced using PlanUp.

Dall Street, Burnley



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk

property.management@pettyreal.co.uk

www.pettyreal.co.uk