

Because life is

PettyTM
Real

69 Lisbon Drive
Burnley
BB11 4SA



For Sale

- Attention First Time Buyers / Investment Landlords!
For Sale With No Onward Chain Delay.
- First Floor Two Double Bedroom Apartment.
- Three Piece Bathroom.
- Large Reception Space.
- Modern Kitchen Space.

Offers In The Region Of £94,950

- Off Road Parking Space.
- Council Tax Band: B.
- EPC Rating: B.
- Annual Ground Rent & Service Charge £2,170.32.
- Leasehold.



Petty Real proudly presents this spacious and modern two-bedroom first-floor apartment on Lisbon Drive, Burnley – an ideal opportunity for first-time buyers or investors.

Perfectly positioned opposite the new University of Central Lancashire building on Trafalgar Street, the apartment offers easy access to Burnley town centre, Manchester Road train station, and Burnley bus station – making commuting and daily travel effortless.

Upon entering, you'll find a useful storage area to the left, with Bedroom Two directly ahead – a well-proportioned room suitable for a double bed and additional furniture. Adjacent is Bedroom One, equally generous in size and benefiting from built-in wardrobe space.

At the end of the hallway is the contemporary three-piece bathroom, complete with WC, wash basin, and a spacious walk-in shower.

The heart of the home is the large reception room – perfect for relaxing or entertaining – with ample room for a sofa, coffee table, media unit, and dining table. From here, access the recently updated kitchen, featuring a smart layout with worktops on all sides, wall-mounted cabinets, and room for a freestanding fridge freezer.

Further benefits include a designated off-road parking space to the side of the apartment block.

Key Information:

Tenure: Leasehold

EPC Rating: B

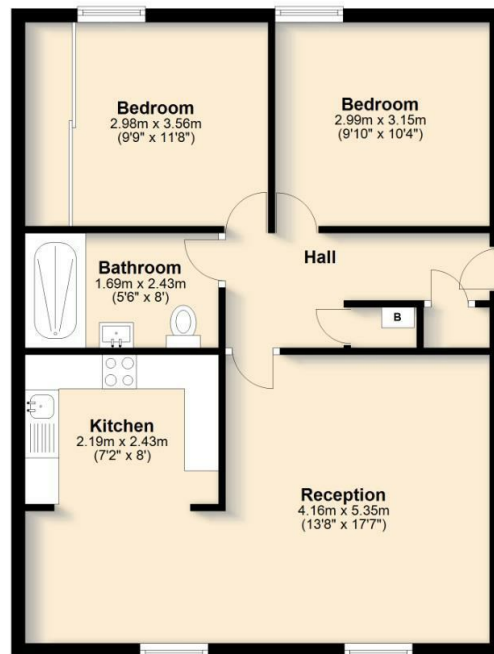
Council Tax Band: A

Service Charge & Ground Rent: £2,170.32 per annum (£180.86 per month)

Don't miss your chance to view this attractive property – contact our Burnley office today on 01282 415111 to arrange a viewing.

Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 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.

Lisbon Drive, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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