

Because life is

Petty
Real™

For
Sale



31 Coal Clough Lane
Burnley BB11 4PG

£45,000



Key Features:

- Flush Faced Stone Terrace
- Two Bedrooms
- Enclosed Rear Yard
- Convenient Location
- UPVC DG & GFCH
- Lounge & Dining Kitchen
- Three Piece Bathroom
- Attractive Aspect to Front
- Walking Distance Of Shops
- Ideal Investment

Tenure: Leasehold

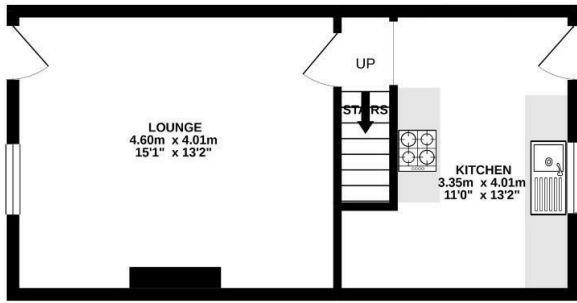
EPC Rating:

Council Tax Band:

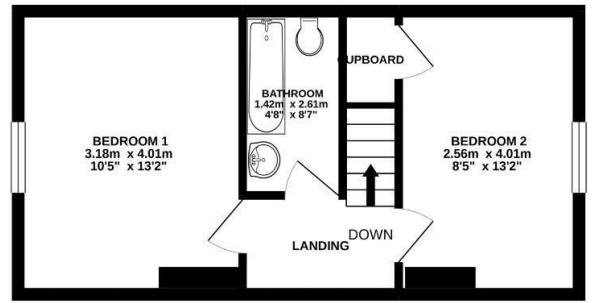


2 BEDROOM House - Terraced

GROUND FLOOR
31.5 sq.m. (340 sq.ft.) approx.



1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 62.8 sq.m. (676 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Main Description:

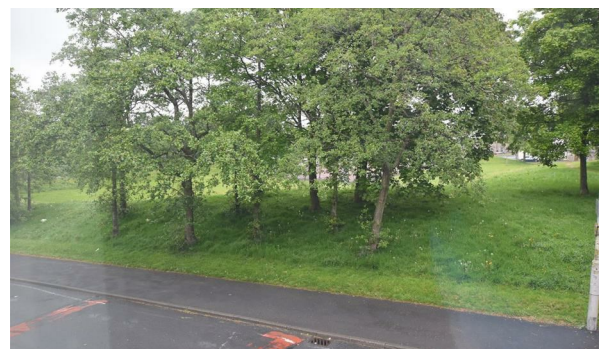
This traditional stone built two bedroomed mid terrace property provides an excellent investment opportunity for landlords

Conveniently situated only a short walk of numerous local amenities comprising shops, primary school and local bus routes.

The accommodation is presently arranged over two floors comprising on the ground floor of a lounge with a UPVC window and entrance door. A central hallway with a straight flight staircase ascends to the first floor and to the rear of the property is a dining kitchen which houses an 'L' shape arrangement of matching wall, base and drawer units together with useful understairs storage.

On the first floor there is a double bedroom to the front and a single bedroom to the rear with a walk in wardrobe. A three piece bathroom suite in white completes the first floor accommodation.

Externally to the rear is an enclosed yard with outbuilding providing useful storage.



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