

Because life is

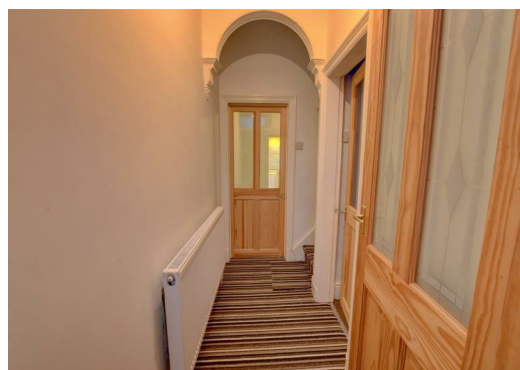
Petty Real™

For Sale



33 Harold Street
Burnley BB11 4PB

£59,950



Presenting an ideal purchase for first time buyers gaining a foothold on the property ladder or alternatively a fabulous investment opportunity for landlords.

Key Features:

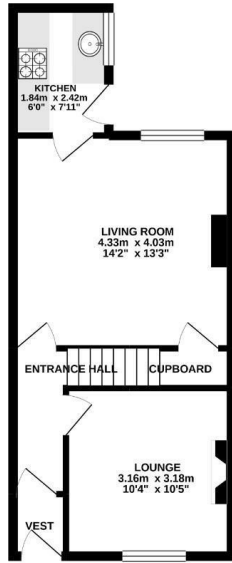
- INVESTMENT OPPORTUNITY
- POPULAR LOCATION
- NEWLY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- GFCH
- FIRST TIME BUYERS
- COMPLETELY REFURBISHED
- NEW SHOWER ROOM
- UPVC GLAZING
- PRIVATE REAR YARD

Tenure: Leasehold
EPC Rating: D
Council Tax Band: A

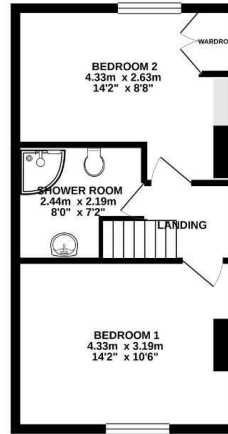


2 BEDROOM House - Terraced

GROUND FLOOR
37.6 sq. m. (404 sq. ft.) approx.



1ST FLOOR
33.2 sq. m. (357 sq. ft.) approx.



TOTAL FLOOR AREA: 70.7 sq. m. (761 sq. ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are taken in various ways and any other floor plan should not be relied upon for any purpose other than as a guide only. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements before they are made and are not to be taken as a guarantee of any kind.

Main Description:

Presenting an ideal purchase for first time buyers gaining a foothold on the property ladder or alternatively a fabulous investment opportunity for landlords.

This two bedroom stone built terraced property has benefited from an extensive renovation program where the property has been completely re-plastered throughout creating a crisp and neutral finish together with the installation of a new modern fully fitted kitchen and shower room.

The accommodation is arranged over two floors and comprises briefly on the ground floor of an entrance vestibule, hallway with central flight staircase ascending to the first floor. There are two independent reception rooms, together with a modern separate fully fitted kitchen.

On the first floor there are two double bedrooms located to the front and rear of the property and a centrally positioned three piece shower room consisting of a low-level WC, pedestal hand wash basin and quadrant corner shower cubicle.

The property is complemented by the modern day comforts of UPVC double glazing and gas fired central heating.

Externally there is a garden forecourt to the front and an enclosed yard to the rear.



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