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For  
Sale



15 Anne Close  
Burnley  
Lancashire BB10 4AX

£59,950



Providing a fabulous investment opportunity or an ideal purchase for individuals looking to acquire a two bedroom flat which offers a convenient position situated close to the heart of Burnley town centre with ease of access to numerous local amenities.

### Key Features:

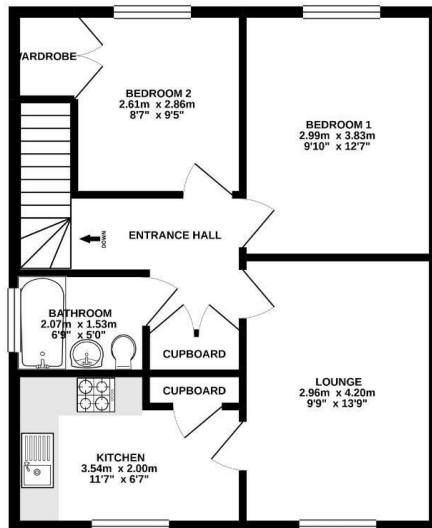
- INVESTMENT OPPORTUNITY
- SPACIOUS LIVING ACCOMMODATION
- FITTED WARDROBES
- GFCH
- FIRST FLOOR POSITION
- CONVENIENT POSITION
- MODERN DINING/KITCHEN
- UPVC GLAZING
- 3 PIECE BATHROOM SUITE
- PRIVATE PARKING

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



# 2 BEDROOM Flat - Purpose Built

GROUND FLOOR  
52.7 sq. m. (567 sq. ft.) approx.



TOTAL FLOOR AREA: 52.7 sq. m. (567 sq. ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor areas, rooms and any other space 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 a guide only and not for any other purpose. The services, systems and appliances shown here are intended and the purchaser is to their own ability or otherwise can be given.  
Made with Bluebeam® (2022)

## Main Description:

Providing a fabulous investment opportunity or an ideal purchase for individuals looking to acquire a two bedroom flat offers a convenient position situated close to the heart of Burnley town centre with ease of access to numerous local amenities.

There is useful storage in the flat and provides spacious and well balanced living accommodation which comprises on the first floor of a landing with further useful storage.

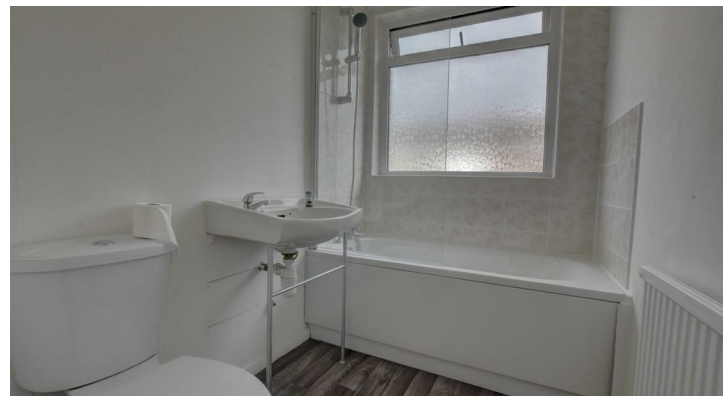
The lounge is located to the rear of the flat and is generous in size with enough space to house both a seating area and dining facility, accessed from the lounge is a modern dining kitchen which houses an L-shaped arrangement of matching wall base and drawer units with steel rod handles and contrasting working surfaces with matching up stand, there is a integrated fan assisted electric oven and four ring gas hob with extractor over.

There is one double bedroom and a smaller double bedroom located towards the rear of the flat which benefits from fitted wardrobes.

The bathroom house's a three piece suite consisting of a low-level WC and wash basin panel bath with mixer tap and shower attachment with tiled splash back.

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

Externally there is communal private parking for residents.



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