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For Sale



16 Colbran Street
Burnley BB10 3DP

£59,950



An excellent two bedroom mid terrace property with a garden forecourt, benefiting from two reception rooms and a separate kitchen which is ideal for first time buyers or investors.

Key Features:

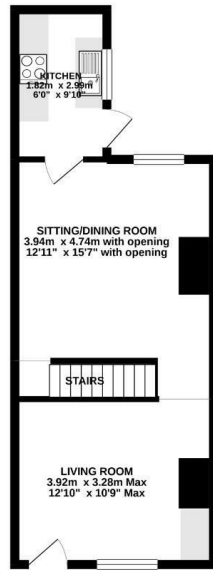
- POPULAR LOCATION
- PROPERTY INVESTORS
- FITTED KITCHEN
- UPVC GLAZING
- PRIVATE REAR YARD
- FIRST TIME BUYERS
- GARDEN FORECOURT
- TWO RECEPTION ROOMS
- GFCH
- PRIVATE REAR

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

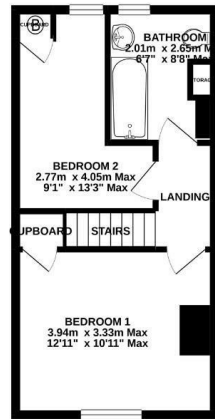


2 BEDROOM House - Terraced

GROUND FLOOR
37.1 sq.m. (399 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 68.7 sq.m. (740 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, room and any other dimensions are approximate and the responsibility to check all dimensions is with the purchaser. This plan is for illustrative purposes only and should be used as a guide to the approximate dimensions. The services, fixtures and appliances shown hereon have been noted and to guarantee as to their quality or efficiency can be given. Marked and Measured (1/2000)

Main Description:

An excellent two bedroom mid terrace property with a garden forecourt, benefiting from two reception rooms and a separate kitchen which is ideal for first time buyers or investors.

The accommodation briefly comprises on the ground floor, living room through to the dining room, under stairs storage, fitted kitchen with a range of matching wall, base and drawer units, integrated electric oven and hob a stainless steel sink and drainer.

On the first floor, the master bedroom is located to the front which is a generous size and to the rear is the second bedroom and the bathroom which houses a three piece white suite which comprises of a wc, wash basin and bath with a shower.

The property benefits from modern day comforts such as gas fired central heating and UPVC double glazing.

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



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