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Petty
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For
Sale



37 Melville Street
Burnley BB10 3EW

£60,000



A two bedroom traditional stone built mid terrace house occupying a popular location accessed off Eastern Avenue. The accommodation is arranged over two floors and briefly comprises on the ground floor an entrance hallway, lounge, living room and a modern separate fully fitted kitchen. On the first floor is a double bedroom to the front of the property, generous single to the rear and a modern stylish three piece house bathroom suite. Externally there is a garden forecourt to the front and enclosed yard area to the rear.

Key Features:

- Stone built mid terrace house
- Close to Schools, shops & bus routes
- Modern fitted kitchen
- Stylish 3-piece bathroom in white
- GFCH & UPVC dg
- Popular location
- 2 Reception rooms
- 2 Bedrooms
- Garden forecourt, rear yard
- Viewing recommended

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

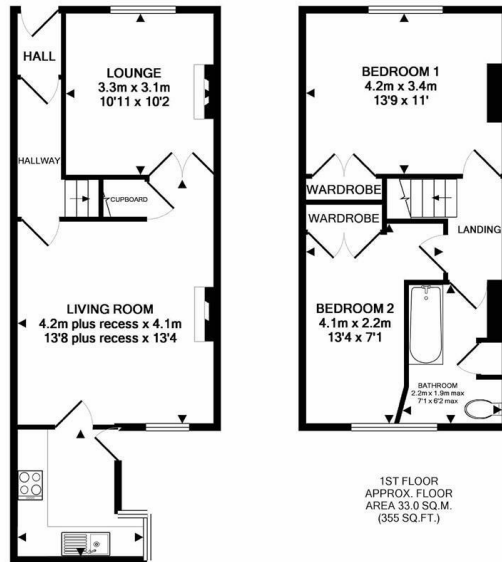


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www.pettyreal.co.uk

2 BEDROOM House - Terraced



GROUND FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(430 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.0 SQ.M. (786 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Main Description:

An excellent two bedroom mid terrace property, benefiting from two reception rooms and separate kitchen and has been meticulously maintained over the years.

The accommodation briefly comprises on the ground floor, entrance vestibule, entrance hall, living room and lounge, both with living flame gas fires and marble surround and hearth, under stairs storage, fitted kitchen with a range of matching wall, base and drawer units in cream, integrated oven and hob, fridge freezer and washing machine.

On the first floor are two bedrooms and a house bathroom, a three piece suite with shower over bath.

The property benefits from a gas fired central heating, UPVC double glazing, has recently had new carpets fitted and comes with vertical or venetian blinds on most windows.

This property is highly recommended for viewing.



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