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For Sale



13 Chestnut Rise
Burnley BB11 2BA

£72,500



Two bed mid terrace property located close to the town centre and within walking distance to the train station and bus stop. Ideal for an investor or a first time buyer looking to get a foothold on the property ladder.

Key Features:

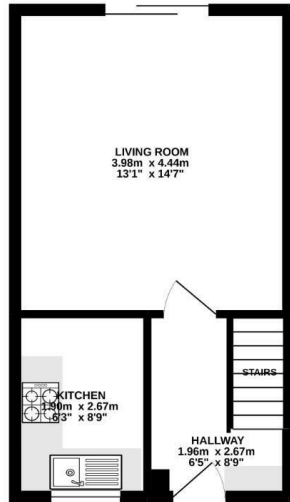
- FIRST TIME BUYER
- LARGE LOUNGE
- UPVC GLAZING
- THREE PIECE BATHROOM
- PRIVATE DRIVEWAY & GARAGE
- PROPERTY INVESTOR
- FITTED KITCHEN
- GFCH
- GARDENS
- "CHAIN FREE"

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

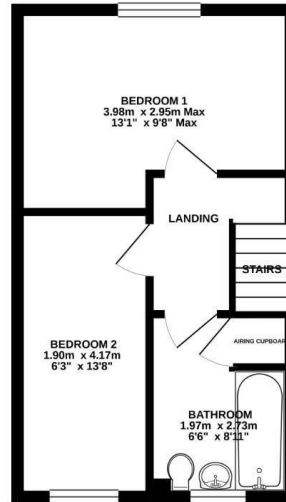


2 BEDROOM House - Terraced

GROUND FLOOR
28.3 sq.m. (304 sq.ft.) approx.



1ST FLOOR
28.3 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA: 56.5 sq.m. (609 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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:

Two bed mid terrace property located close to the town centre and within walking distance to the train station and bus stop. Ideal for an investor or a first time buyer looking to get a foothold on the property ladder.

Entering the property you will find yourself in the entrance hallway where you can access the kitchen which is fitted with matching wall and base units with white tile splashbacks and also fitted with integral gas hob and electric oven. To the rear of the ground floor is the large living area with patio doors which open into the rear garden.

To the first floor the master bedroom is located at the rear overlooking the garden and to the front of the property is the second bedroom and the bathroom which houses a three piece suite with matching wc, wash basin and bath.

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

Externally to the property at the front is a driveway and a garden at 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