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For
Sale



28 Grasmere Street
Burnley BB10 1HP

£70,000



Key Features:

- Two Bedroom Mid Terrace
- Close To Transport Links
- Large Living room
- Garden Forecourt
- Modernization Needed
- Bay Fronted
- Spacious Utility Room
- Gas Central Heating
- Perfect For FTB/Investors
- Sunny Position

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

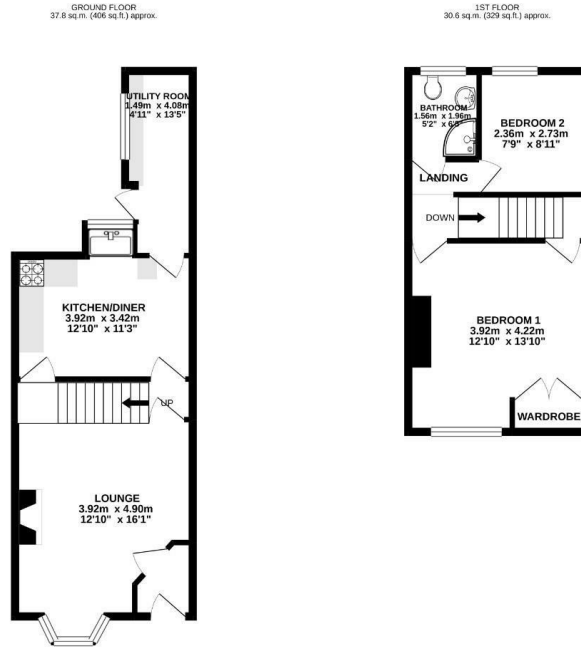


26 Manchester Road, Burnley, Lancashire, BB11 1HH
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2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 68.3 sq.m. (736 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, measurements of items included therein are only approximate and not guaranteed. It is recommended that any prospective purchaser should verify the accuracy of the measurements and specifications of any items included herein before purchase. The architect, designer and builder make no representation or warranty as to their quality or efficiency of any goods shown and included herein.

Main Description:

Lovely, sunny bay fronted mid terrace in the sought-after area of Queensgate. Close to local amenities, shops, and transport links creating the ideal purchase for a first-time buyer or investor looking to get a foothold on the property ladder.

This property presents itself as the ideal opportunity to create your own *Grand Design* and to add your own style and touch to create the ideal first home. For an investor, there is a potential rental of £450 PCM which would require some modernization to achieve the best possible return.

On the ground floor, the property briefly comprises an entrance vestibule, living room with a bay window and gas fire, kitchen/diner with a bay window, a spacious utility room and access to the enclosed rear yard.

On the first floor, there are two bedrooms; a double with fitted wardrobes and the second is a generous size single. The bathroom has been updated with modern fittings comprising a low level WC, a wall mounted wash basin with contemporary vanity unit, an illuminated mirror cabinet and a corner shower cubicle

Externally there is a generous-sized garden forecourt to the front and a privately enclosed rear yard.

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

INTERNAL VIEWING HIGHLY RECOMMENDED



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