

Because life is

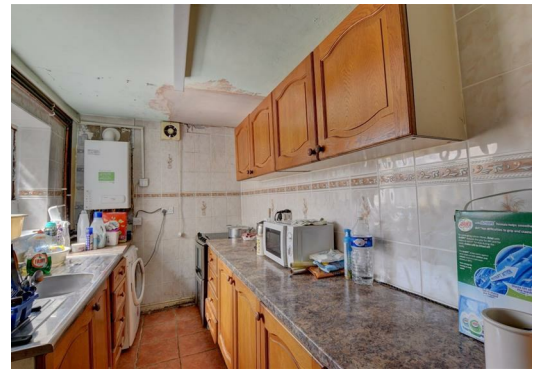
Petty
Real™

For
Sale



4 Bracewell Street
Burnley BB10 1SS

£75,000



Key Features:

- Stone-Built
- Three Bedrooms
- Cellar
- Perfect For Investors
- Slight Modernization Required
- End-Terrace
- Two Reception Rooms
- Close To Local Amenities
- Downstairs Wetroom
- Highly Sought After Area

Tenure:

EPC Rating: D

Council Tax Band:



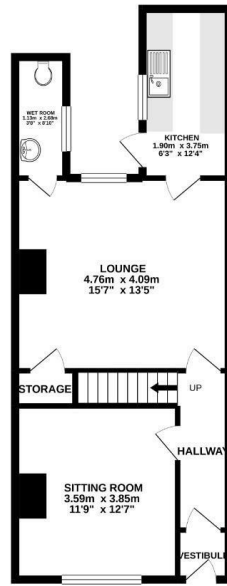
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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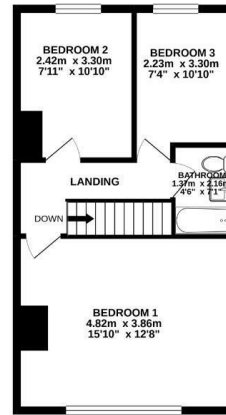
www.pettyreal.co.uk

3 BEDROOM House - Terraced

GROUND FLOOR
50.9 sq.m. (548 sq.ft.) approx.



1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA: 92.6 sq.m. (997 sq.ft.) approx.

While 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 is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only, any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee is given for their availability or efficiency can be given. Model only (Reference: 1252)

Main Description:

Attention all investors or growing families, stone-built end-terrace in a highly sought-after area of Burnley. Close to local amenities, bus stops, local schools, and places of worship.

Entering the property you're welcomed into the hallway leading to the front reception room benefiting from a gas fire and the rear dining room providing access to the downstairs wet room comprising low-level WC, pedestal hand wash basin, and an electric shower. Also, there is access to the cellar which is a similar size to the front living room and provides extra storage space or could be converted into a living space.

The rear kitchen has been fitted with matching wall, base, and drawer units with contrasting working surfaces and a range of appliances such as a gas hob, electric oven, and a stainless steel sink/drainer.

On the first floor, there are three bedrooms, two generous sized single and a substantial double bedroom with a central three-piece bathroom suite comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead electric shower.

Externally there is a private enclosed 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