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Sale



32 Harriet Street
Burnley BB11 4JH

£79,950



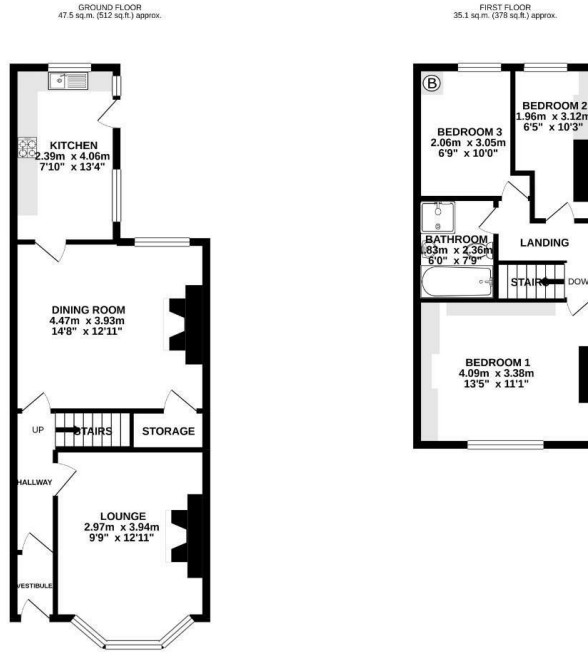
Key Features:

- Stone built mid terrace
- Two reception rooms
- Modern fitted kitchen
- Three bedrooms
- Four piece bathroom suite
- Hallway with laminate flooring
- Gas central heating
- Built in oven and gas hob
- Close to Burnley Town centre
- Great transportation links

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



3 BEDROOM House - Terraced



TOTAL FLOOR AREA: 82.6 sq.m. (889 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other feature are approximate and the responsibility to take for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers. The architect, designer and applicable laws from the owner intend and no guarantee as to their accuracy or efficiency can be given.
 Made on 10/09/2020 (1/2020)

Main Description:

Amazing opportunity to acquire this three bedroom stone built mid terrace property situated in a popular residential area just off Manchester Road. Ideally placed for all local town centre amenities, train station and bus routes to Manchester. Ideal for anyone wanting to get a foothold on the property ladder or investors who are looking for a great investment with a potential yield of 8%.

The ground floor comprises of hallway with laminate flooring, lounge with a gas fire and marble hearth, large dining room with gas fireplace, modern fitted kitchen with a range of matching wall and base units in white with integrated appliances, including a built in fridge/freezer

Ascending to the first floor there is a large double bedroom with built in wardrobes and two single bedrooms creating the ideal space for a growing family. The property benefits from a four piece bathroom suite comprising low level wc, hand wash basin, paneled bath and mixer shower.

The property is further complemented by the modern day comforts of gas central heating and double glazing throughout. Being located close to transportation links such as bus stops and train stations, this property is ideal for commuters, families who don't drive or those looking for a quick day trip.

Externally there is an enclosed yard with a shed for storage.

This property has no onward chain and comes with an alarm system.



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