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For
Sale



10 Haven Street
Burnley BB10 4DQ

£85,000



Key Features:

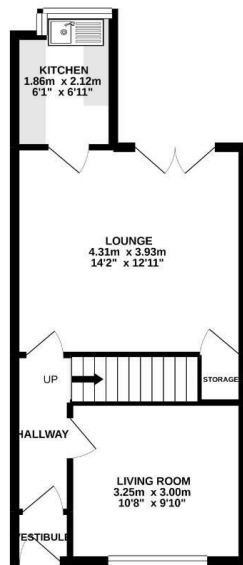
- TENANT IN SITU!
- Brunshaw Area
- Two Reception Rooms
- Garden Forecourt
- Perfect Investment Property
- Intruder Alarm Fitted
- Bay Window
- Two Bedrooms
- Three-Piece Bathroom
- Outbuilding

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

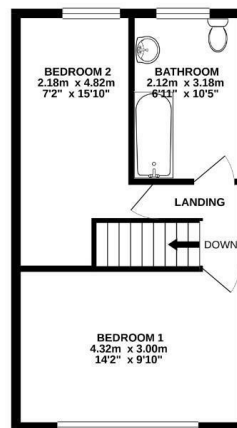


2 BEDROOM House - Terraced

GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA: 72.0 sq.m. (774 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, complete responsibility for the accuracy of the floorplan, including any omissions or errors, rests with the prospective purchaser. The services, appliances and fittings shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Marked with a red 'X' (2022)

Main Description:

Attention all investors, tenant in situ. Stone-built mid-terrace in the highly sought after area of Brunshaw. The property is on the cusp of Townley Park and a short distance away from local schools, bus stops and a Burnley Town Centre.

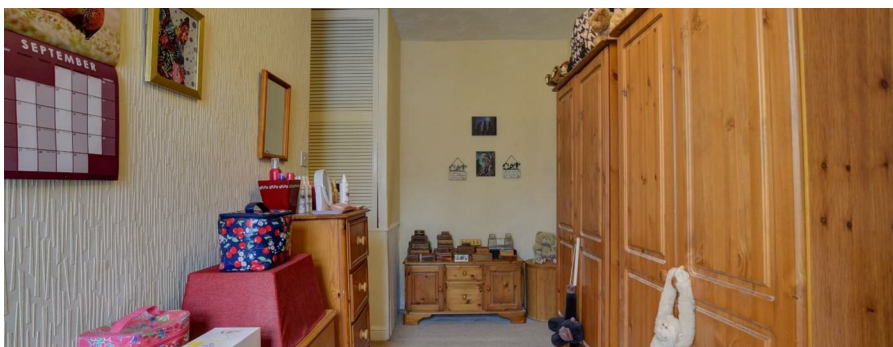
Entering the property into the entrance vestibule and hallway, this leads to the front living room which benefits from a bay window and electric fire. To the rear is a dining room with patio doors leading to the rear courtyard and there is also a useful understairs storage space.

The kitchen has been fitted with matching wall, base and drawer units with contrasting working surfaces installed with a stainless steel sink/drainier.

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

Externally there is a garden forecourt to the front and a private enclosed rear yard with a useful outbuilding ideal for storage.

Property has modern day comforts such as gas central heating and uPVC double glazing.



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