

Because life is

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Real

13 Dane Street
Burnley
BB10 1AB



For Sale

- Mid-Terrace
- Stone-Built
- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen

Offers Over £55,000

- Ideal For Investors
- Recently Decorated
- Close To Local Schools
- Nearby Local Amenities
- Viewing Is A Must!



Tenant in situ paying £450pcm! Instant cash flow!

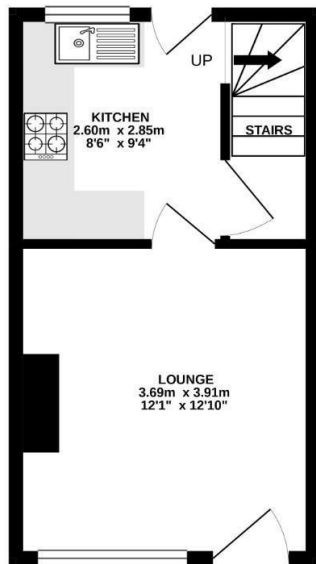
Stone-built mid-terrace in the heart of Daneshouse. Perfect for investors looking to start or grow their portfolio. Close to local schools, bus stops, M65 links and local amenities.

The property briefly comprises living room, kitchen with matching wall, base and drawer units with contrasting working surfaces with a range of appliances such as electric oven, gas hob and stainless steel sink/drainer.

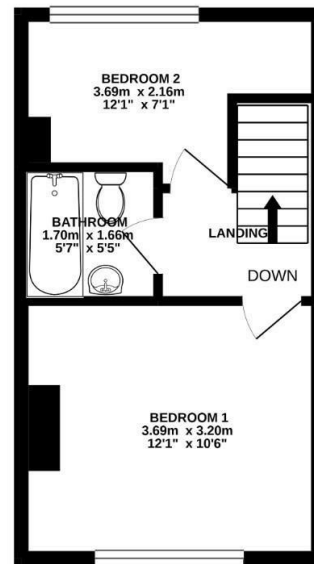
On the first floor there is two bedrooms, one double and a generous sized single with a useful wardrobe space. The three-piece bathroom suite comprises low-level WC, pedestal hand wash basin and paneled bath with an overhead mixer shower.

Externally there is a private enclosed rear yard.

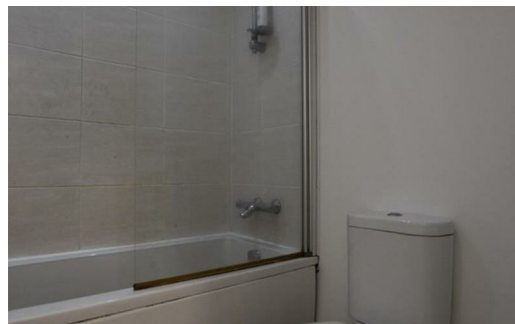
GROUND FLOOR
24.4 sq.m. (263 sq.ft.) approx.



1ST FLOOR
24.3 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA - 48.7 sq.m. (525 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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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