

Because life is

Petty  
Real™

For  
Sale



7 Holmby Street  
Burnley  
Lancashire BB10 1SF

£55,000



### Key Features:

- Two bedrooms
- Close to Burnley Town Centre
- Recently decorated
- Enclosed rear yard
- UPVC double glazing
- Garden forecourt
- Gas central heating
- Ideal for FTB & investors
- Close to transportation links
- New carpets and window blinds

Tenure: Leasehold

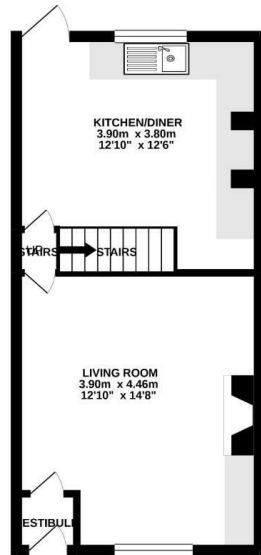
EPC Rating: D

Council Tax Band:

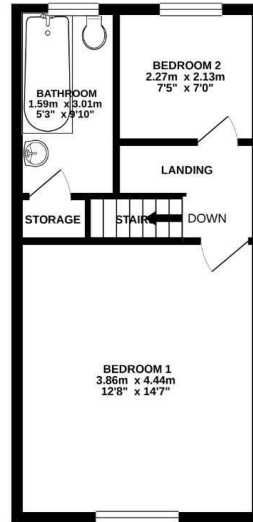


# 2 BEDROOM House - Terraced

GROUND FLOOR  
31.4 sq.m. (339 sq.ft.) approx.



1ST FLOOR  
31.5 sq.m. (339 sq.ft.) approx.



TOTAL FLOOR AREA: 62.9 sq.m. (677 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given. None with M&G 12/20

## Main Description:

Attention all first-time buyers and investors. This stunning stone-built mid-terrace house with a garden forecourt is must view! Close to the Burnley town centre, train station, bus stops and local supermarkets. Ideal for connections to Fence, Barrowford, Nelson and Padiham.

Entering the property via the UPVC front door is an entrance vestibule leading into the living room which benefits from gas central heating and gas fire housed in an oak surround, creating a great focal point. The kitchen is to the rear in an L shape arrangement which allows space for a dining table.

To the first floor are two bedrooms one of which is a large double and located to the front of the property, the second to the rear which is adjacent to the three-piece bathroom suite in white comprising low-level WC, hand wash basin and panelled bath with mixer shower.

Externally the property benefits from a suntrap garden forecourt to the front and an enclosed private rear yard with a secure outbuilding ideal for storage.

As an investment the property could provide a potential yield of 8%. Perfect location for Burnley College, UCAS and local businesses.



**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