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For
Sale



16 Clarence Street
Burnley BB11 3HG

£60,000



Key Features:

- Stone-Built
- Two Bedrooms
- Kitchen/Diner
- uPVC Double Glazing
- Close To Local Schools
- Mid-Terrace
- Large, Spacious Lounge
- Gas Central Heating
- Three-Piece Bathroom
- Near Towneley Park

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



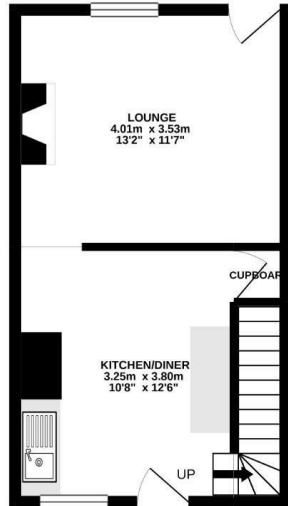
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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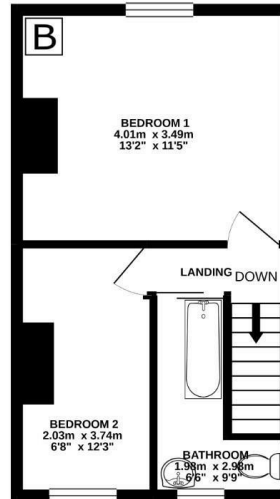
www.pettyreal.co.uk

2 BEDROOM House - Terraced

GROUND FLOOR
28.2 sq.m. (304 sq.ft.) approx.



1ST FLOOR
27.8 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA: 56.0 sq.m. (603 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, appliances and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac (2022)

Main Description:

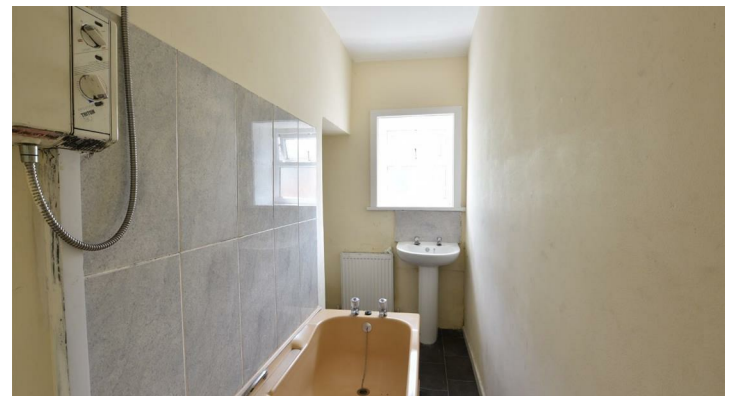
Attention all investors! perfect investment opportunity to acquire this two-bed stone-built mid-terrace in the highly sought-after area of Burnley Wood. Close to Towneley Park, local amenities, schools, and local amenities.

The property briefly comprises a front living room with a gas fire, rear dining kitchen with matching wall, base, and drawer units with contrasting working surfaces. There is useful understairs storage.

On the first floor, there is a double bedroom which also houses the combination boiler and a generous sized single bedroom. The three-piece bathroom suite comprises a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead electric shower.

Externally there is a private, enclosed yard to the rear.

The property provides the potential to achieve £450 PCM.



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