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Petty
Real™

For
Sale



57 Waterbarn Street
Burnley BB10 1RP

£60,000



Key Features:

- Stone Built
- Large Reception Room
- Potential Investment
- Near Local Parks
- 2 Bedrooms
- Mid-Terrace
- Perfect for First Time Buyer
- Close to BooHoo
- Kitchen Diner
- Blank Canvas

Tenure: Leasehold

EPC Rating: D

Council Tax Band:



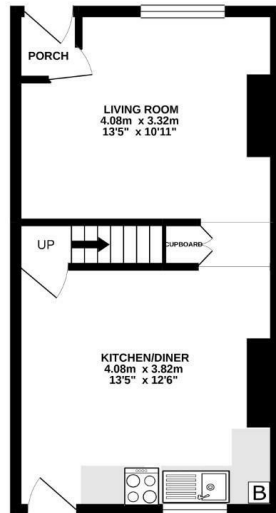
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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www.pettyreal.co.uk

2 BEDROOM House - Terraced

GROUND FLOOR
31.0 sq.m. (333 sq.ft.) approx.



1ST FLOOR
30.9 sq.m. (333 sq.ft.) approx.



TOTAL FLOOR AREA: 61.9 sq.m. (667 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 operation or efficiency can be given.
Made with Floorplan 5.000

Main Description:

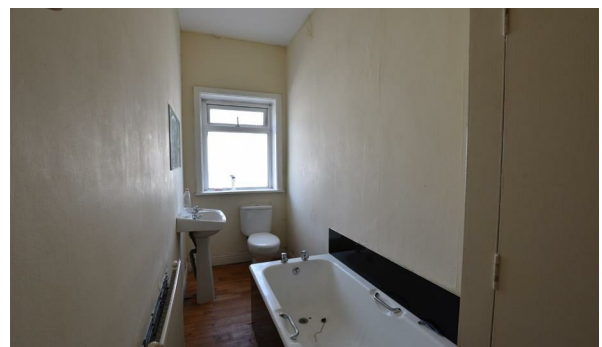
This property would be ideal as a buy to let investment or for a first time buyer to gain a foothold on the property ladder. A blank canvas provides the perfect opportunity to add your own touch!

Walking in through the front door leads into a small porch which continues through to the living room. Carrying on through to the kitchen you pass under stairs storage. The kitchen comprises fitted wall and base units complete with an oven and hob.

On the first floor the main bedroom is to your left. Following round to the right is the second bedroom and a 4 piece bathroom with built in storage cupboard.

Externally there is a rear yard with access to the back street.

The property benefits from gas central heating and 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