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For
Sale



14 Windsor Street
Burnley
Lancashire BB12 6RW

£65,000



Key Features:

- Extended Stone Built Terrace
- Two Bedrooms
- Three Piece Bathroom In White
- Ideal Investment Opportunity
- Close Access To The M65
- Lounge, Dining & Separate Kitchen
- Modern Fully Fitted Kitchen
- Enclosed Yard To The Rear
- Walking Distance Local Amenities
- Early Viewing Essential

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



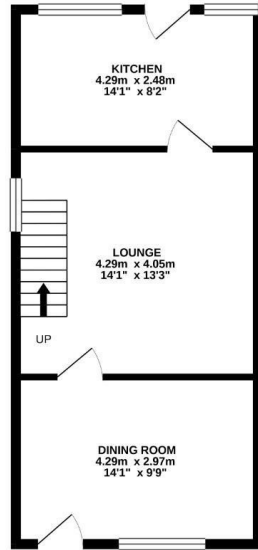
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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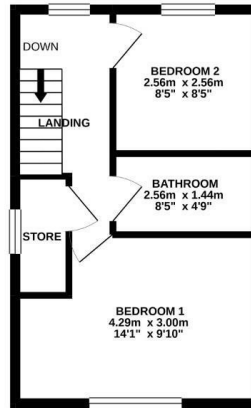
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2 BEDROOM House - Terraced

GROUND FLOOR
40.8 sq.m. (439 sq.ft.) approx.



1ST FLOOR
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA: 70.8 sq.m. (762 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 areas are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, appearance and dimensions shown hereon have not been tested and no guarantee as to their accuracy or efficiency can be given.
Issue with: 10/03/2020

Main Description:

****Tenant in situ paying £465pcm****

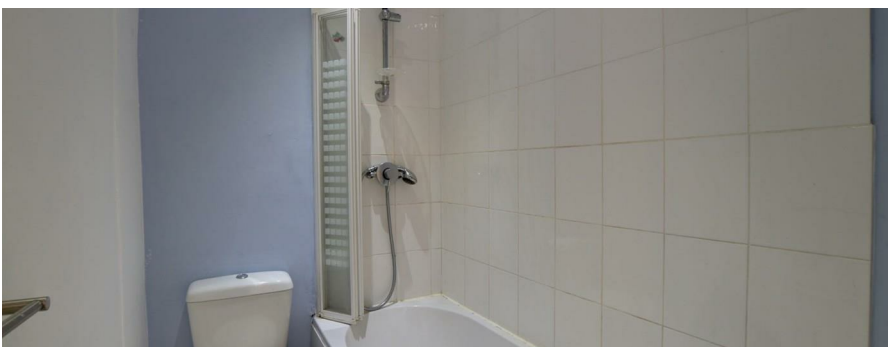
This is an extended two bedroom home set in an established residential area within walking distance of all the facilities and amenities offered by Padiham Road and only a short drive of the M65 motorway which connects into the national motorway network providing an ideal purchase for the commuter conscious.

The accommodation is arranged over two floor which comprises on the ground floor of two reception rooms the front smaller reception room is currently utilised as a dining room and the second larger reception room as the family lounge. The separate fully fitted kitchen houses a range of matching wall and base units in cream with contrasting working surfaces.

On the first floor there are two bedrooms consisting of a double to the front and single to the rear. The bathroom houses a three piece suite in white consisting of a low level w.c, pedestal hand wash basin, panelled bath with a thermostatic mixer shower with tiled splash back and shower screen. There is also useful additional storage on the landing.

Additionally on the first floor is a useful walk in store.

Externally to the rear of the property is an enclosed yard area to the rear.



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