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Petty
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47 Colbran Street
Burnley
BB10 3BU



For Sale

£99,950

- Garden Fronted
- Mid-Terrace
- Three Bedrooms
- Two Reception Rooms
- Lengthy Kitchen

- Gas Central Heating
- UPVC Double Glazing
- First Time Buyers
- Investors
- Popular Residential Area



An excellent three bedroom mid terrace property with a garden forecourt, benefiting from two reception rooms and a separate kitchen which is ideal for first time buyers or investors.

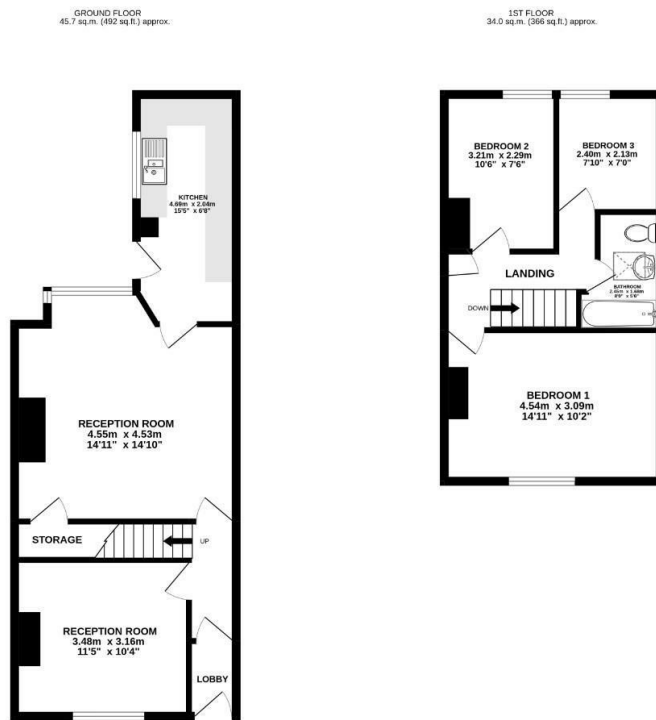
The accommodation briefly comprises on the ground floor an entrance hallway leading to stairs to the first floor and two generous reception rooms, both bright and airy with plenty of natural light. To the rear is a modern kitchen in cream, fitted with matching wall, base and drawer units with complimentary work surfaces, double bowl stainless steel sink and free standing cooker with overhead extractor fan.

On the first floor is a central landing leading to two double bedrooms, a single and bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin and panelled bath with overhead shower.

The property benefits from modern day comforts such as gas fired central heating and UPVC double glazing.

Externally is a garden forecourt to the front and an enclosed yard to the rear.

The lease is 998 years starting from 1912. There are 888 years remaining. The ground rent is £1.63 per annum. The property is council tax band A.



TOTAL FLOOR AREA: 79.7 sq.m. (858 sq ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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26 Manchester Road, Burnley, Lancashire, BB11 1HH
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burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk