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Real

125 Parliament Street
Burnley
Lancashire
BB11 3JZ



For Sale

- Mid-Terrace
- Two Bedrooms
- Tenant In-Situ
- Ideal For Landlords & Investors
- Close To Local Amenities

Offers Over £55,000

- Two Reception Rooms
- Popular Residential Area
- Tax Band - A
- EPC - D
- Leasehold



****Attention Landlords & Investors - Tenant In-Situ****

A two bedroom mid-terrace house situated in a popular residential area in Burnley. A short walk to Burnley Town Centre with numerous local amenities, good travel links and a short distance from Towneley Park.

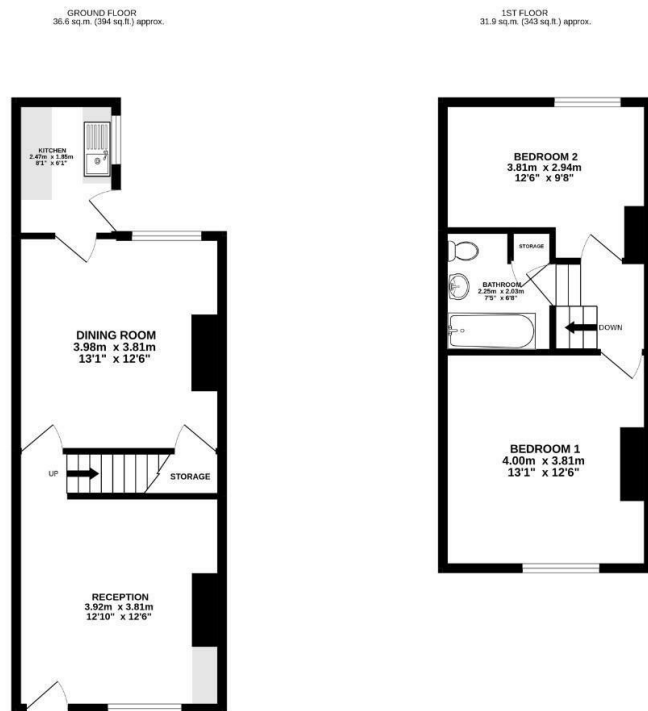
The property briefly comprises to the ground floor: a generous lounge as you enter through the UPVC front door which leads to a central staircase ascending to the first floor.

To the rear is a spacious second reception room, currently being used as a dining room, benefitting from a useful under stair storage cupboard. Adjoining is a kitchen housing matching wall, base and drawer units with co-ordinating work surfaces, tiled splashbacks, stainless steel sink and a door leading out to the rear yard.

To the first floor is a central landing leading to two well proportioned double bedrooms situated to the front and rear of the property. The bathroom houses a three piece suite in white comprising a low level WC, pedestal wash basin, a panelled bath and a useful storage cupboard.

The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear.



TOTAL FLOOR AREA: 68.5 sq.m (737 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 misstatement. 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 operability or efficiency can be given.
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