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Real

71 Dall Street  
Burnley  
BB11 3LB



## For Sale

- Mid-Terrace
- Two Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Well Maintained

## Offers Over £60,000

- Landlords & Investors
- Tenant In-Situ
- Short Walk To Burnley Town Centre
- Tax Band - A
- Leasehold



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

A two bedroom, mid-terrace property located in a popular residential area in Burnley. Close to local amenities, local bus routes and a short walk to Burnley Town Centre. This property presents an ideal purchase for landlords & investors looking for a buy-to let property with a tenant already in-situ.

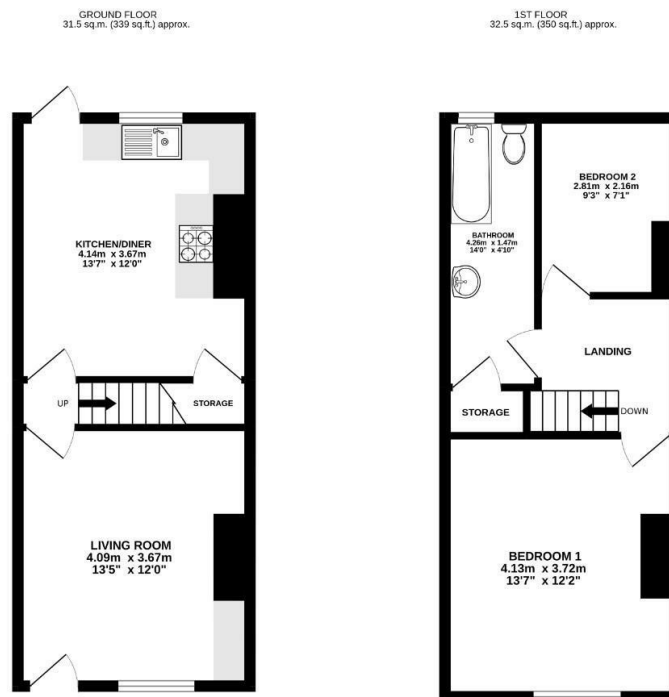
Well maintained and presented the property briefly comprises to the ground floor, a bright living room as you enter through the UPVC front door boasting a wood fire surround and electric fire providing an attractive focal point within the room.

To the rear is a spacious kitchen/diner housing matching wall, base and drawer units with contrasting work surfaces, stainless steel sink, integrated oven, gas hob with overhead extractor fan and a useful under stair storage cupboard.

On the first floor is a central landing leading to a single bedroom to the rear, a large double bedroom to the front and a bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin, panelled bath and a useful over stair 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: 64.0 sq.m. (689 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, walls, floors, doors 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 for 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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