

Because life is

Petty<sup>TM</sup>  
Real

3 Kime Street  
Burnley  
BB12 6RH



For Sale

£62,500

- Mid-Terrace
- Popular Residential Location
- Two Bedrooms
- Good Transport Links
- Gas Central Heating
- UPVC Double Glazing
- Tenant In-Situ
- Ideal Purchase For A Buy-To-Let
- Tax Band - A
- EPC - D



\*Tenant In-Situ - Ideal Purchase For Landlords & Investors Looking For A Buy-To-Let\*

A traditional stone-built, mid terrace property located in a popular residential area close to local amenities and a short drive to Padiham & Burnley Town Centre with all the shops and cafes on offer. With good bus links and the M65 just around the corner with links to Manchester, Preston and Blackburn.

As you enter the property through the UPVC front door you are greeted with an entrance vestibule which in turn leads to a generous lounge boasting a wall mounted gas fire with coal effect burners providing an attractive focal point within the room.

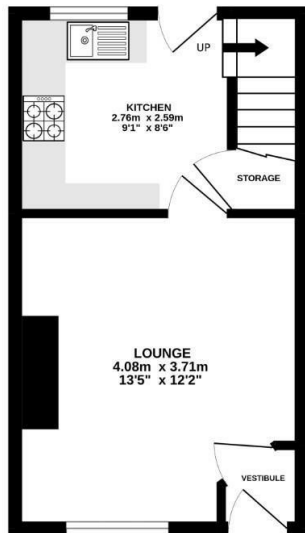
Adjoining, the kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink, breakfast bar, integrated oven, gas hob with overhead extractor fan and a useful under stair storage cupboard.

To the first floor is a central landing leading to two well-proportioned bedrooms, the master located to the front of the property and benefitting from a built-in wardrobe, and a fully tiled bathroom housing a three-piece suite in white comprising a low-level WC, pedestal wash basin and panelled bath with overhead shower.

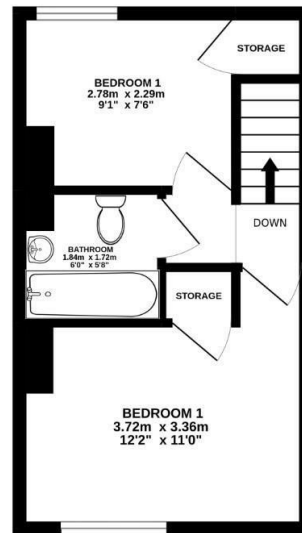
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear.

GROUND FLOOR  
24.0 sq.m. (258 sq.ft.) approx.



1ST FLOOR  
23.9 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA: 47.9 sq.m. (516 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-estimate. 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.  
Made with Metropack ©2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

[burnley.sales@pettyreal.co.uk](mailto:burnley.sales@pettyreal.co.uk) [burnley.lettings@pettyreal.co.uk](mailto:burnley.lettings@pettyreal.co.uk)  
[property.management@pettyreal.co.uk](mailto:property.management@pettyreal.co.uk)

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)