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Real

33 Prestwich Street  
Burnley  
Lancashire  
BB11 4NZ



For Sale

£65,000

- Mid-Terrace
- Two Double Bedrooms
- Two Reception Rooms
- Popular Residential Location
- Close To Local Amenities

- Gas Central Heating
- UPVC Double Glazing
- Ideal For First Time Buyers or Landlords & Investors
- Tax Band - A
- EPC - C



A deceptively spacious, two bedroom, mid-terrace property in a popular residential area just off Coal Clough Lane, ideally placed for local amenities and a short bus journey to Burnley Town Centre and Burnley UCLAN. Having been re-decorated throughout, the property is ready to move in and would be an ideal purchase for first time buyers or landlords and investors looking for a buy-to-let.

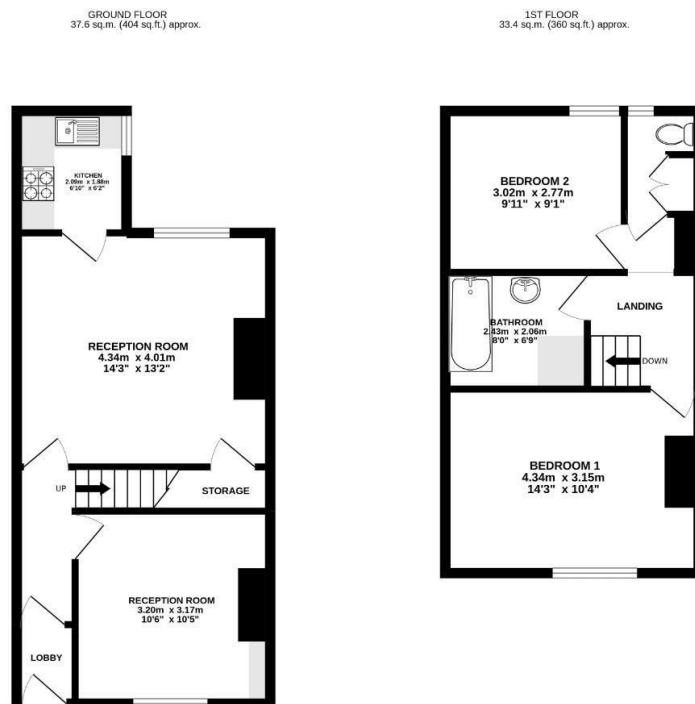
As you enter through the UPVC front door, you are greeted with an entrance lobby which in turn leads into a hallway with stairs ascending to the first floor. To the right and situated to the front of the property is the first of two reception rooms, boasting fitted shelves within the alcove and a large window letting in an abundance of natural light. To the rear is the second, larger reception room benefitting from a useful under stair storage cupboard.

The kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, tile splashback, stainless steel sink and new integrated oven, gas hob and overhead extractor fan.

To the first floor a landing leads to two well-proportioned double bedrooms located to the front and rear of the property. A centrally positioned bathroom houses a pedestal wash basin and a panelled bath with overhead shower. A separate cloakroom houses a low-level WC with a handy 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 with a stone-built store which is set up with plumbing and power for use as a laundry room.



TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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