

Because life is

PettyTM
Real

20 Admiral Street
Burnley
BB10 4EE



For Sale

- Mid-Terrace
- Tenant In Situ
- Fitted Kitchen
- Two Double Bedrooms
- Three-Piece Bathroom Suite

Offers Over £70,000

- GCH & DBL glazing
- Garden Forecourt
- Close To Burnley Town Centre
- Cusp Of Townley Park
- LEASEHOLD

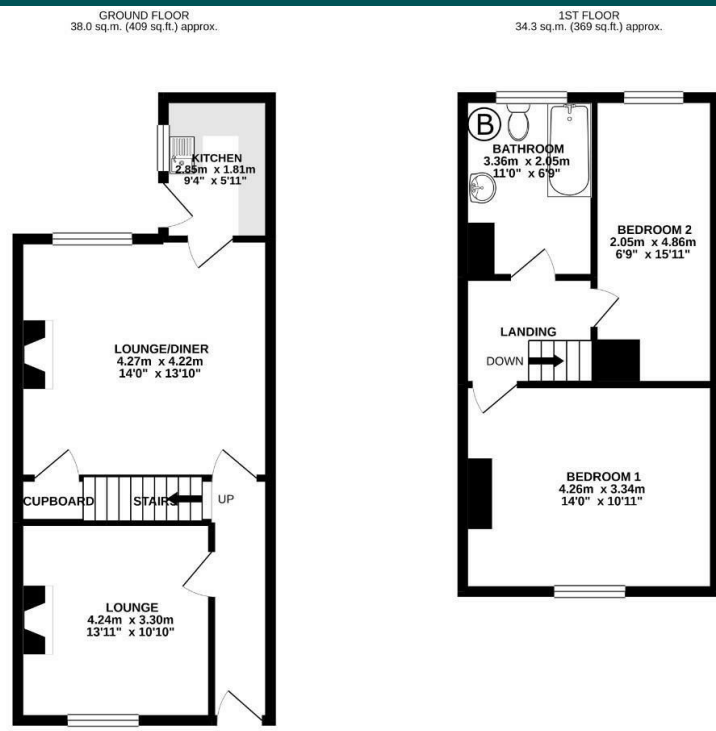


Two bed mid-terraced property located in the highly popular area of Brunshaw. The property is ideally placed for all the local town centre amenities that Burnley has to offer and on the cusp of Townley Park. There is a tenant in situ paying £415 PCM.

Property comprises of; vestibule; hallway; living room; lounge with gas fire, hearth and storage cupboard; compact kitchen with a range of matching wall and base units in oak and a gas cooker. To the first floor there are two double bedrooms, one with a free standing wardrobe; and a large three piece bathroom suite in white with shower attachment.

Externally there is a tidy rear yard with a brick outhouse. The property is further complemented by the modern day comforts of gas central heating and double glazing and has been fitted with new carpets throughout.

The lease is 999 years and it started in 1900. There are 877 years remaining. The ground rent is £1.63 per annum. The property is council tax band A.



TOTAL FLOOR AREA: 72.3 sq.m. (778 sq.ft.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, niches, rooms and any other items are approximate and are responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
 Hodge and Hodge, 2002



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