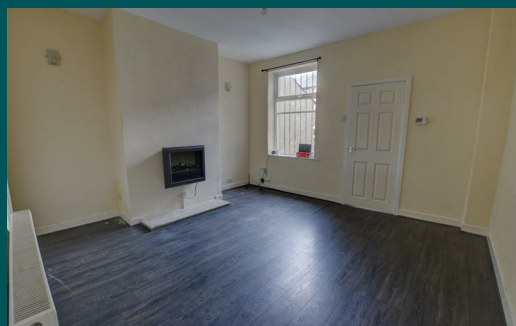


Because life is

Petty
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58 Waterbarn Street
Burnley
BB10 1RP



For Sale

- Tax Band - A
- EPC - D
- Mid-Terrace
- Three Bedrooms
- Two Reception Rooms

Offers Over £75,000

- Cellar
- Landlords & Investors
- First Time Buyers
- Gas Central Heating
- Leasehold



Situated close to Burnley Town Centre, local amenities and a good range of schools, this two bedroom, mid-terrace property is an ideal purchase for landlords & investors looking for a buy-to-let property or first time buyers looking to gain a footing on the property ladder.

The property briefly comprises to the ground floor, an entrance vestibule leading into the first of two reception rooms, benefitting from a wooden fireplace with an electric fire and a semi-open plan staircase accessing the first floor.

Adjoining is a spacious, second reception room boasting a wall hung electric fire making a focal point within the room and a useful under stair storage cupboard with stairs leading to a large, full length cellar.

To the rear is a kitchen housing matching wall, base and drawer units with contrasting work surfaces, black subway tile splashbacks, stainless steel sink, oven and electric hob with overhead extractor fan.

To the first floor is a central landing leading to three good sized bedrooms and a family bathroom housing a white, three-piece suite comprising a low level WC, pedestal wash basin and panelled bath with overhead shower.

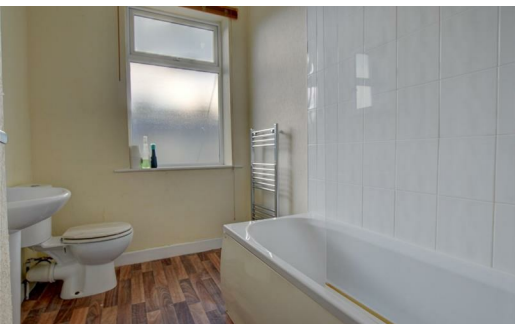
The property benefits from the modern day comforts of gas central heating and UPVC double glazing.

Externally there is an enclosed yard to the rear.

The lease is 999 years from 12 April 1896. There are 873 years remaining.



TOTAL FLOOR AREA: 105.4 sq.m. (1135 sq.ft.) approx.
Whilst every attempt 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-statement. 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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