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9 Eldwick Street
Burnley
BB10 3DU



For Sale

£79,950

- Mid-Terrace
- Two Bedrooms
- Two Reception Rooms
- Large Bathroom
- NEWISH COMBI-BOILER

- UPVC Double Glazing
- Close To Hospital, BooHoo & Schools
- Ideal First Home
- Tax Band - A
- LEASEHOLD



A well maintained two bedroom, mid-terrace property in a popular residential area in Burnley. Close to local amenities, good schools and a short walk to Burnley General Hospital and Boohoo. This property would be an ideal purchase for first time buyers looking to gain a foot hold on the property ladder or landlords and investors looking for a buy-to-let.

The property is arranged over two floors and briefly comprises to the ground floor: an entrance lobby as you enter through the UPVC front door which leads into a hallway with stairs ascending to the first floor. The first of two reception rooms is situated to the front of the property and the second, larger reception room to the rear, both boasting modern gas fires with wooden surrounds, providing an attractive focal within each room. The rear reception room also benefits from an under stair storage cupboard and bay window.

The kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, splashbacks, stainless steel sink and door leading to the rear yard.

To the first floor is a central landing leading to two well proportioned bedrooms, both with fitted wardrobes.

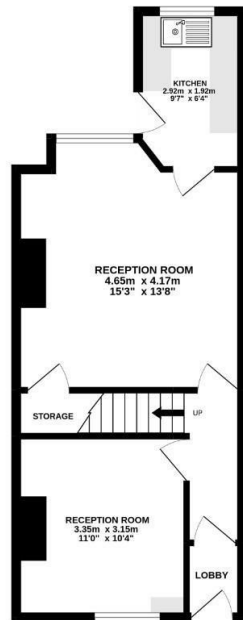
The bathroom houses a four piece suite in white comprising a low level WC, pedestal wash basin, panelled corner bath and separate walk-in shower.

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

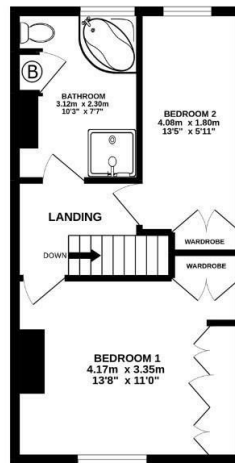
The property has recently had fitted a new combi-boiler that comes with warranty.

Externally there is an enclosed yard to the rear.

GROUND FLOOR
39.9 sq.m. (429 sq ft.) approx.



1ST FLOOR
33.6 sq.m. (362 sq ft.) approx.



TOTAL FLOOR AREA: 73.5 sq.m. (791 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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26 Manchester Road, Burnley, Lancashire, BB11 1HH

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Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk