

Because life is

Petty<sup>TM</sup>  
Real

24 Lindsay Street  
Burnley  
Lancashire  
BB11 2SF



For Sale

- Mid-Terrace
- Two Bedrooms
- Large Kitchen/Diner
- Conveniently Located For Local Amenities
- Short Walking Distance To Burnley Town Centre

Offers Over £55,000

- Gas Central Heating & UPVC Double Glazing
- Ideal For First Time Buyers
- Investment Opportunity
- EPC - D
- Tax Band - A



Presenting itself as an ideal purchase for first time buyers or landlords and investors, this traditional stone built, mid terrace property is conveniently located within comfortable walking distance of Burnley Town Centre and numerous other local amenities including Thompson Park.

As you enter the property through the UPVC front door, you are greeted by a generous lounge, boasting a large window letting in an abundance of natural light and a wood fire surround with gas fire providing an attractive focal point within the room.

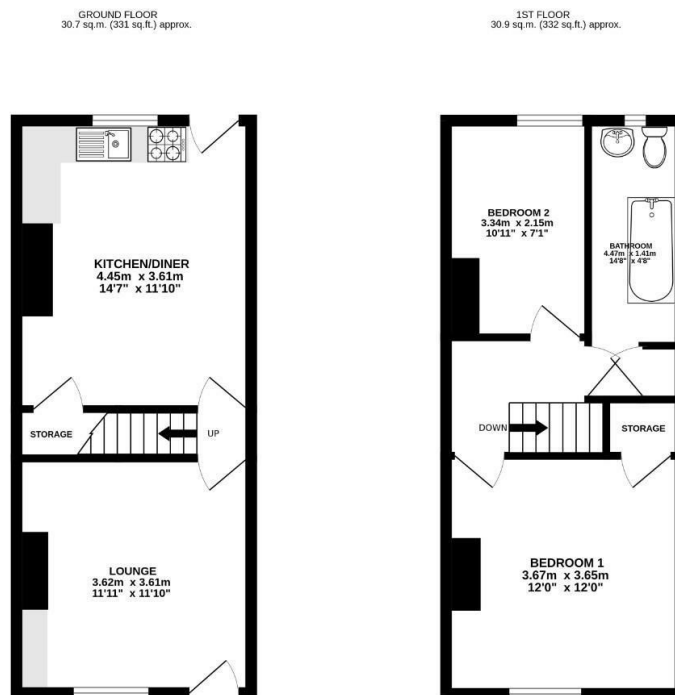
To the rear of the property is a large kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces, breakfast bar, stainless steel sink, integrated oven and gas hob with overhead extractor fan. There is also a useful under stair storage cupboard.

A centrally located staircase ascends to the first floor which in turn leads to two well proportioned bedrooms to the front and rear of the property, with the master benefiting from a useful over stair storage cupboard.

The bathroom houses a three piece suite comprising a low-level WC, pedestal wash basin and panelled bath.

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.



TOTAL FLOOR AREA: 61.6 sq.m. (663 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items not appropriate and no responsibility is taken for any error, 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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