

Because life is

Petty<sup>TM</sup>  
Real

35 Scott Street  
Burnley  
BB12 6NW



For Sale

Asking Price £75,000

- Mid-Terrace
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Close To Local Schools

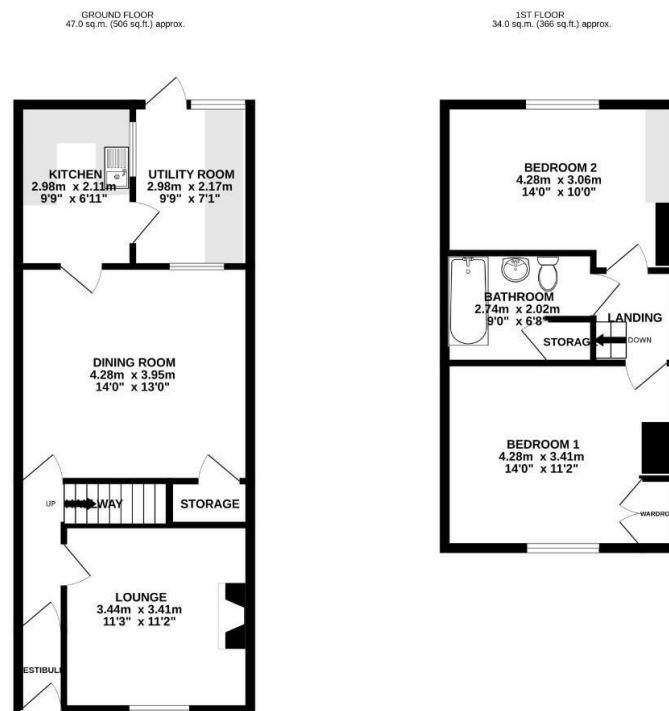
- Perfect For FTB/Investors
- Near to local shops
- Close To Transport Links
- Leasehold
- EPC - D



Attention all first-time buyers & investors! This two-bedroom mid-terrace is the perfect house to add your stamp. Larger than your average terrace, it provides plenty of space. Close to local schools, shops, and bus stops.

Entering into the vestibule, this leads to the hallway and front lounge room fitted with a fire with a surround. The rear dining room is the perfect family space and has a useful under-stairs storage cupboard. The kitchen is the rear and has been fitted with matching wall, base, and drawer units with contrasting working surfaces. There is a lean too which has been plumbed for a washing machine.

On the first floor, there are two double bedrooms, one with a fitted wardrobe. The central bathroom is a three-piece suite and comprises a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead shower. The loft space has been boarded, carpeted, and installed with a Velux window and ladder access. Externally there is an enclosed rear yard and a couple of storage outbuildings.



**TOTAL FLOOR AREA:** 81.1 sq.m. (872 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate 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 here are not being tested and no guarantee as to their operation or efficiency can be given. Make all enquiries early.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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