

Because life is

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Real

44 Peart Street
Burnley
BB10 1EP



For Sale

- Perfect For FTB/Investors
- Mid-Terrace
- Residential Parking Only/Permit Required
- Two Bedrooms
- Two Reception Rooms

Offers Over £80,000

- Rear Kitchen Extension
- Four-Piece Bathroom Suite
- Close To Burnley General Hospital
- Ready To Move In
- Contact The Office For Viewings



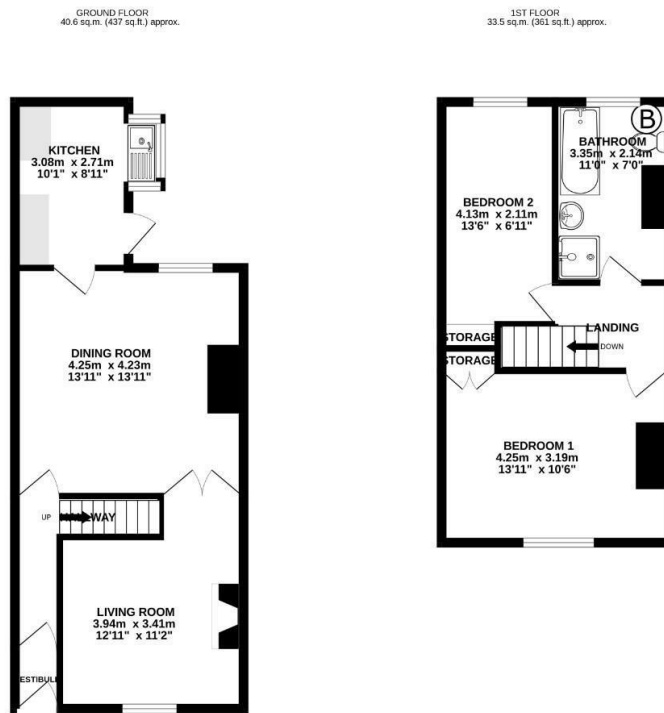
Mid-terrace is located across from Burnley General Hospital on a quiet street, perfect for first-time buyers or investors looking to build a portfolio. Close to bus stops, a short walk to the town centre and provides on-road parking for residents only. Permit required.

Entering into the vestibule, the hallway provides access to the rear dining room with plenty of space and provides the potential to bring the rear kitchen extension into the dining room to provide an open-plan layout. The rear kitchen extension has been fitted with matching wall, base and drawer units in a high, gloss white with a bay window with a sink/drain.

To the front is the lounge fitted with a gas fire and only accessed from the rear dining room french doors. On the first floor, there is a generous-sized single bedroom and a double bedroom. The bathroom is a four-piece suite comprising a low-level WC, a pedestal hand wash basin, a quadrant shower and a panelled bath. The combination boiler is also in the bathroom.

Externally there is a garden forecourt to the front and a private enclosed rear yard.

At the front of the property there is free residents permit parking and a visitors permit can also be applied for.



TOTAL FLOOR AREA: 74.1 sq.m. (799 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 2003



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