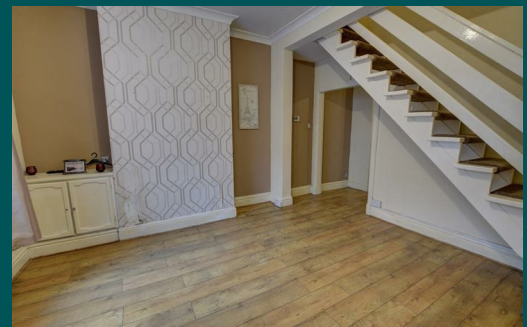


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22 Lionel Street
Burnley
BB12 6RA



For Sale

Offers Over £79,000

- Investors
- Three Bedrooms
- Good Travel Links
- Large Walk-In Shower
- Two Reception Rooms

- Close to Parks
- Gas Central Heating
- First Time Buyers
- Mid-Terrace
- Close to Town Centre



Located close to the M65 with travel links to Manchester, Preston and Blackburn, several parks close by and Burnley town centre a short drive away, this property is ideal for first time buyers or investors looking for a buy-to-let.

The property briefly comprises of a vestibule as you enter the front door, and then in to the first of two reception rooms, with an open plan staircase making a real feature in the room. The second reception room is a generous size benefitting from a gas fire and is currently being used as the main living room.

The kitchen boast matching cabinet, drawer and wall units with contrasting work surface, built in sink, oven and gas hob with plenty of extra space for white goods.

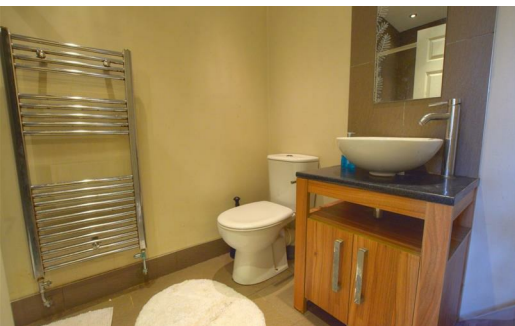
Upstairs there are three bedrooms, the master at the front of the property, a large single and a smaller single which is being used as a nursery.

The bathroom has a sizeable walk in shower, WC and countertop basin.

The property has gas central heating throughout and UPVC windows.



TOTAL FLOOR AREA: 76.9 sq.m. (827 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, 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 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.
Made with floorplan 01002



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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