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32 Kyan Street
Burnley
BB10 1HJ



For Sale

£79,950

- Mid-Terrace
- Two Bedrooms
- Quiet Residential Area
- Ideal For First Time Buyers
- Investment For Buy-To-Let
- Gas Central Heating
- UPVC Double Glazing
- Close To Local Amenities
- Tax Band - A



A two bedroom, mid-terrace property located in a quiet residential area in Burnley, close to local amenities and Burnley General Hospital, providing an ideal purchase for first time buyers looking to gain a foothold on the property ladder or landlords and investors looking for a buy-to-let.

Arranged over two floors, the property briefly comprises to the ground floor: an entrance vestibule as you enter through the front door which in turn leads into a generous lounge boasting arched alcoves and a large window letting in an abundance of natural light.

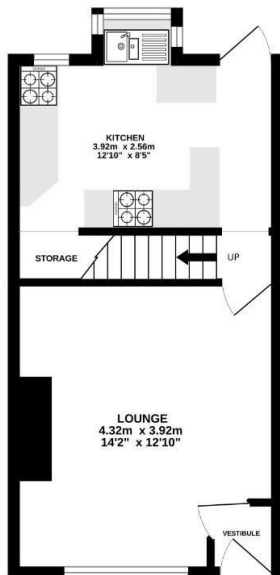
To the rear the kitchen houses matching wall, base and drawer units with co-ordinating work surfaces, ceramic double bowl sink set within a box window and a useful under-stair storage cupboard.

To the first floor, a central landing leads to a large double bedroom to the front of the property, a generous single to the rear with a fitted wardrobe and a fully tiled bathroom housing a three-piece suite in white comprising a low-level WC, wash basin with vanity unit and panelled bath with overhead shower.

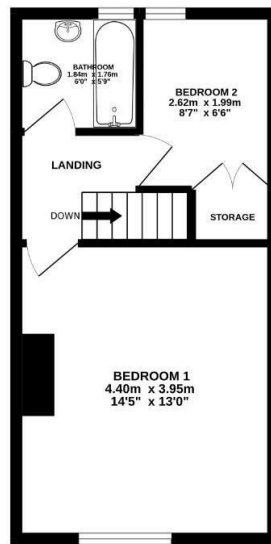
The property benefits from the modern-day comforts of gas central heating and UPVC double glazing.

Externally there is a garden forecourt to the front and an enclosed yard to the rear with a brick-built storage shed.

GROUND FLOOR
30.0 sq.m. (323 sq.ft.) approx.

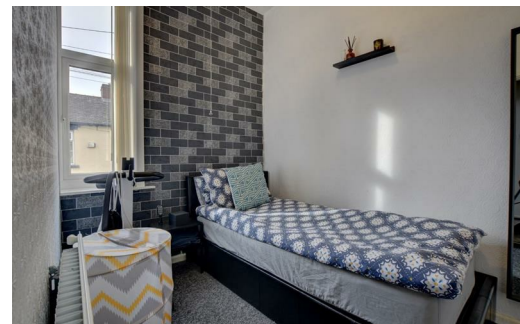


1ST FLOOR
29.3 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA: 59.3 sq.m. (639 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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