

Because life is

PettyTM
Real

31 Fraser Street
Burnley
BB10 1UP



For Sale

£70,000

- Mid Terrace
- One Lounge
- Spacious Kitchen/Diner
- Two Bedrooms
- Great Storage

- Enclosed Rear Yard
- Close To Amenities
- Near To Transport Links
- TAX BAND A
- Viewings Recommended



This is a fantastic opportunity to own a two bedroom mid terrace located off Briercliffe Road close to the Burnley General Hospital. This property would be perfect for first time buyers or growing families. Close to amenities, schools, transport links and is about a 5 to 10 minutes drive/bus ride away from the Burnley Town Centre.

The property is arranged over two floors. The ground floor briefly comprises spacious lounge, and a large kitchen/diner. The lounge is cosy with a focal point of a working chimney, suitable for an open fire. The large kitchen/diner houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, and a tiled splashback with plenty of space to put additional appliances. And is currently being used as a dining space which is perfect for entertaining friends and family.

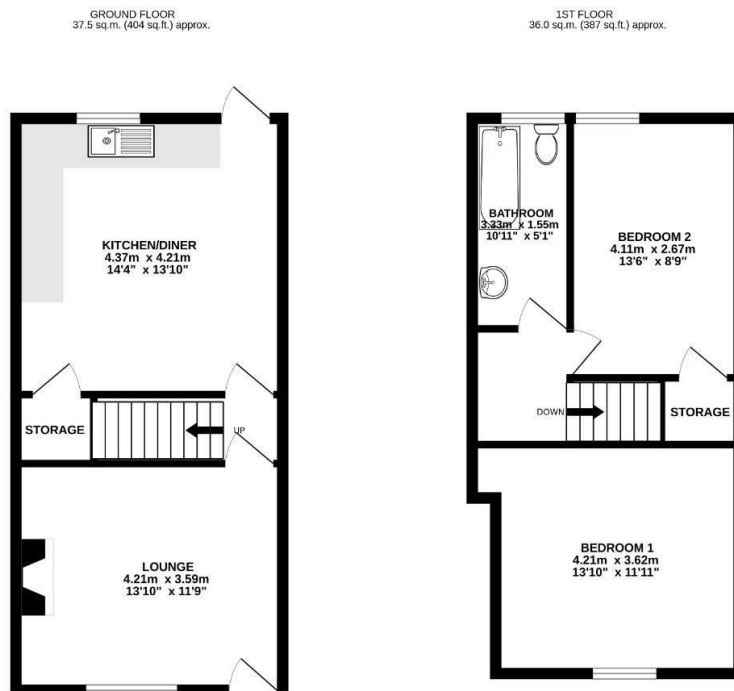
The first floor features two bedrooms and a family bathroom. Both bedrooms can accommodate double beds. The bedroom adjoining the bathroom has the benefit of a built-in wardrobe/storage and is currently being used as an office space. The bathroom comprises panel bath with an overhead shower, full standing wash basin, and low-level W.C.

There is currently an adjoining door between this property and number 29 which can be kept in if you were looking to potentially purchase both or it will be bricked up if required.

To the rear of the property is an enclosed small rear yard.

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

Viewings are highly recommended!



TOTAL FLOOR AREA: 73.5 sq.m. (791 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Mark Hill - Mareside 02022



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4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk