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32 Gorple Street  
Burnley  
BB10 2ES



## For Sale

Price £75,000

- Mid-Terrace
- Double Bedroom & Box Room
- Close To Local Schools
- Perfect Investment Property
- Gas Fire
- Enclosed Rear Yard
- Understairs Storage
- Three-Piece Bathroom Suite
- Quiet Location
- Perfect For First Time Buyers or Investors



This appealing two-bedroom mid-terrace property is situated in the charming location of Harle Syke, offering a convenient lifestyle with proximity to local amenities. Ideal for both first-time buyers and investors, this residence is strategically located near local schools, bus stops, and just a short walk away from picturesque countryside walks.

Upon entering the home, you step into a welcoming living room, creating a cozy atmosphere. The focal point of the living room is a gas fire with a surround, providing warmth and a touch of character to the space. From the living room, there is easy access to the rear kitchen, designed in a horseshoe arrangement. The kitchen features upcycled units, adding a unique and eco-friendly touch to the space. Contrasting working surfaces complement the kitchen's aesthetic, and a gas hob and electric oven.

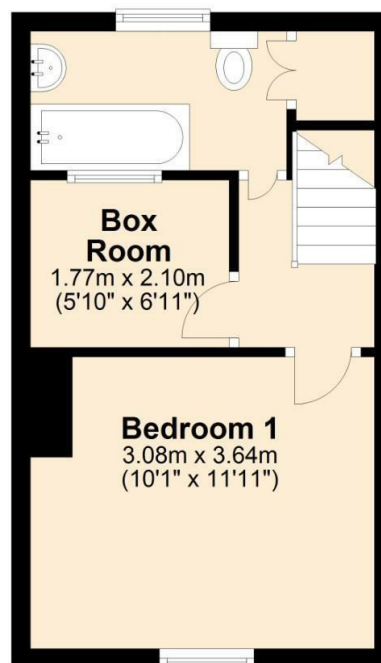
Moving to the upper floor, the property offers a well-configured layout with a double bedroom and a box room. The double bedroom provides a comfortable retreat, while the box room offers flexibility for various uses such as a home office or additional storage.

The bathroom on this floor is noteworthy for its generous size and functionality. It comprises a low-level WC, a pedestal hand wash basin, and a paneled bath with an overhead shower.

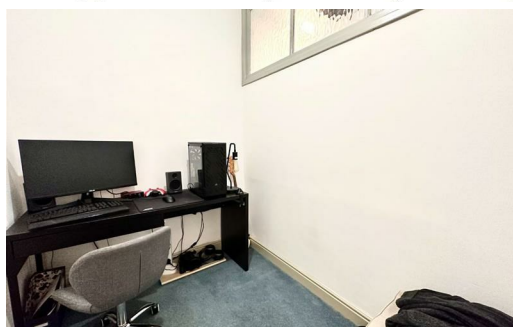
**Ground Floor**  
Approx. 23.7 sq. metres (255.3 sq. feet)



**First Floor**  
Approx. 23.7 sq. metres (255.3 sq. feet)



Total area: approx. 47.4 sq. metres (510.5 sq. feet)



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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