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11 Owen Street
Burnley
BB12 6HL



For Sale

Reduced To £69,500

- Bay fronted mid terrace house
- Popular Rosegrove area
- Ideal for FTB or young family
- 2 Bedrooms & box room
- 2 Reception rooms

- Separate kitchen
- 3-Piece bathroom in white
- Potential for 3 bedrooms
- Garden beyond the back street
- Pleasant aspect to the front



*** CHAIN FREE ***

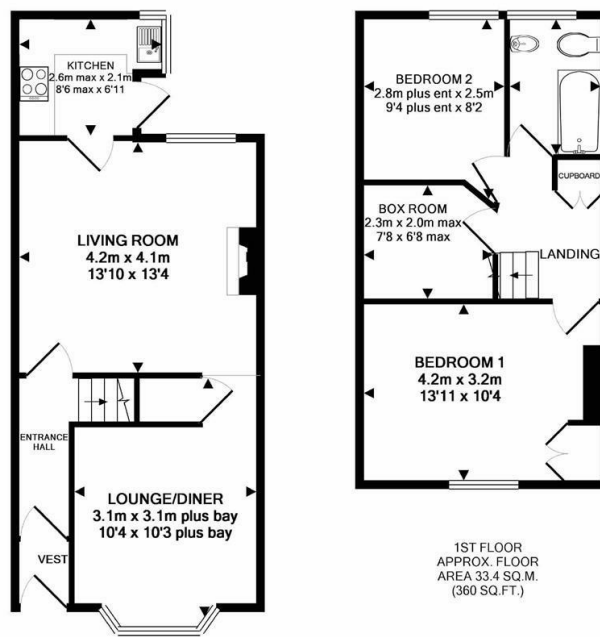
Attractively appointed bay fronted mid terrace property situated in the popular Rosegrove area of Burnley. The property boasts a lawned garden area to the rear and attractive aspect to the front.

The accommodation is arranged over two floors and briefly comprises on the ground floor, entrance vestibule leading through to the hallway where a central staircase ascends to the first floor. The main living room is situated to the rear of the property with living flame coal effect gas fire set within a feature fireplace providing an attractive focal point. There is useful under stairs storage and access is provided to the front reception room which is presently utilised as a dining room with feature UPVC double glazed window with attractive aspect. The separate kitchen houses a L-shaped arrangement of matching wall, base and drawer units with co-ordinating working surfaces.

On the first floor there is a double bedroom to the front of the property to take full advantage of the attractive aspect and a further single bedroom to the rear. There is a centrally positioned box room and three piece house bathroom suite in white. The upstairs layout could be reconfigured to create three bedrooms if required. The property also benefits from a boarded loft.

Externally there is a garden forecourt to the front with natural stone boundary walling and wrought iron gate and to the rear of the property is an enclosed yard. Beyond the back street is a garden area laid to lawn with patio area and secure timber fencing.

*** Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements ***



GROUND FLOOR
APPROX. FLOOR
AREA 39.5 SQ.M.
(425 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.4 SQ.M.
(360 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.9 SQ.M. (784 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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