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Petty Real™

For Sale



6 Florence Street
Burnley BB11 5EQ

£49,950



Key Features:

- Ideal For FTB & Investors
- Fitted Kitchen
- Great Motorway Links
- Three Bedrooms
- Close to Bus Stops
- Gas Central Heating
- Enclosed Rear Yard
- Close to UCLAN & Burnley College
- Gas Fire
- Three Piece Bathroom Suite

Tenure: Leasehold

EPC Rating: E

Council Tax Band:



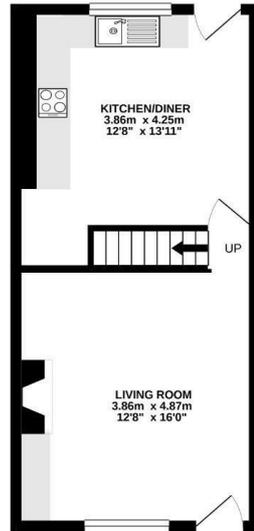
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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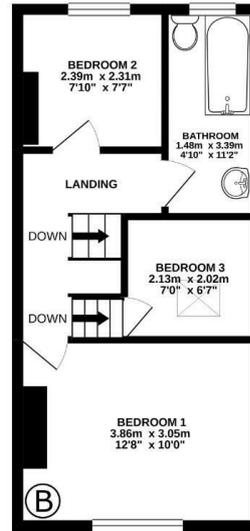
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3 BEDROOM House - Terraced

GROUND FLOOR
31.1 sq.m. (335 sq.ft.) approx.



1ST FLOOR
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 63.0 sq.m. (678 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 in conjunction with any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with Hwplan 12/2017

Main Description:

Stone built flush faced terrace ideal for a first time buyer or an investor.

Located off of Accrington Road, the property is in an ideal location for trains stations, bus stops, Burnley College, UCLAN and a small walk into Burnley Town Centre.

The property briefly comprises a living room with a gas fire and a central staircase, kitchen/diner with matching wall, base and drawer units in an L shape arrangement which benefits from an electric oven and hob.

To the first floor there is a double bedroom to the front with storage underneath the third bedroom which is a single with a skylight. The second bedroom is to the rear which is also a single and adjacent to the bathroom with houses a three piece suite in white comprising paneled bath, low level WC and a hand wash basin.

Externally is a private enclosed rear yard.

The property has potential yield of 9% and benefits from modern day comforts such as gas central heating and UPVC double glazing,



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property