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For
Sale



32 Cross Street
Briercliffe
Burnley BB10 2HT

£85,000



Key Features:

- Mid-Terrace
- Two Bedroom
- Garden Forecourt
- Close To Local Schools
- Perfect For Investors
- Stone-Built
- Gas Central Heating
- Highly Sought After Area
- Slight Modernization Required
- Virtual Tour Available

Tenure:

EPC Rating: D

Council Tax Band:

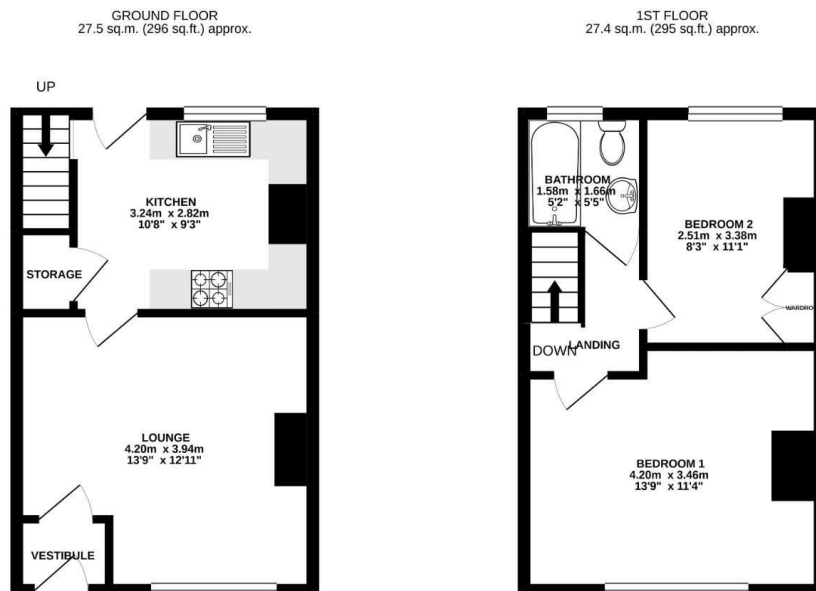


26 Manchester Road, Burnley, Lancashire, BB11 1HH
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www.pettyreal.co.uk

2 BEDROOM House - Terraced



TOTAL FLOOR AREA: 54.9 sq.m. (590 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 errors, omissions or mis-statements. This plan is for illustration 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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Main Description:

Two-bed flush-faced mid-terrace in the highly sought-after area of Briercliffe. Close to local amenities, shops, and transport links creating the ideal purchase for a first-time buyer or investor looking to get a foothold on the property ladder.

This property presents itself as the ideal opportunity to create your own *Grand Design* and to add your own style and touch to create the ideal first home. For an investor, there is a potential rental of £525 PCM which would require some modernization to achieve the best possible return. This would hold a yield of 7% +.

On the ground floor, the property briefly comprises an entrance vestibule, living room with a gas fire, kitchen/diner with matching wall, base, and drawer units, and access to the enclosed rear garden.

On the first floor, there are two bedrooms, one double and a generously sized single. The three-piece bathroom suite comprises, low-level WC, hand wash basin, and paneled bath with an overhead shower.

Externally there is a generous-sized garden forecourt to the front and a privately enclosed rear garden with a shed and room for a table and chairs, perfect for outdoor eating and relaxing as it catches the sun most of the day.

The property benefits from modern-day comforts such as a combi boiler, gas central heating and uPVC double glazing.

INTERNAL VIEWING HIGHLY RECOMMENDED



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