

Because life is

PettyTM
Real

93 Reed Street
Burnley
Lancashire
BB11 3LW



For Sale

- But-To-Let
- Investor
- Tenant In-Situ
- Two Reception Rooms
- Two Bedrooms

Offers Over £55,000

- Generous Sized Rooms
- Close To Local Amenities
- Quiet Location
- UPVC
- Central Heating



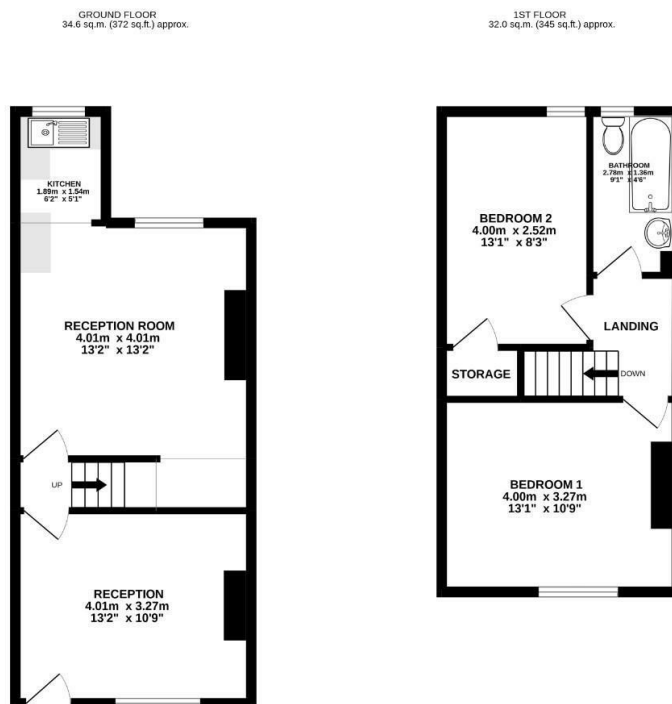
Located on a quiet road, close to local amenities including Aldi, Tesco Extra, Burnley bowling alley and short drive to Towneley Park, this mid-terrace is ideal for a buy to let landlord with Tenant in-situ.

The property offers good sized living accommodation arranged over two floors and comprises on the ground floor, two good sized reception rooms and open plan kitchen housing fitted wall, base and drawer units with contrasting work surfaces and stainless steel sink with space for fridge/freezer and washing machine.

To the first floor is a landing, excellent sized double bedroom to the front, second double bedroom to the rear and a three piece bathroom suite in white.

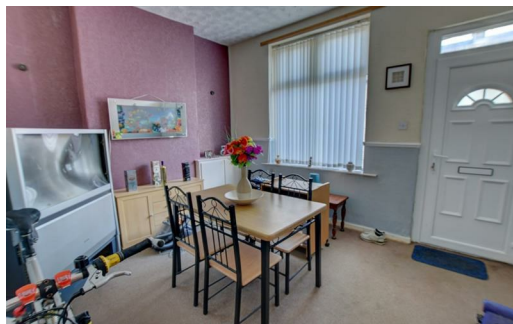
Externally, to the rear of the property is a good sized enclosed yard and small courtyard to the front.

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



TOTAL FLOOR AREA: 66.6 sq.m. (717 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Please call 0161 275 0022.



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.