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Sale



11 Granville Street
Briercliffe
Burnley BB10 2HR

£79,950



Key Features:

- Mid-Terrace
- Two Bedrooms
- Perfect For Investors
- £350 PCM Rent
- Gas Central Heating
- Stone-Built
- Tenant In Situ
- Spacious Lounge
- Close To Local Schools
- VIEWING IS A MUST!

Tenure:

EPC Rating: D

Council Tax Band:



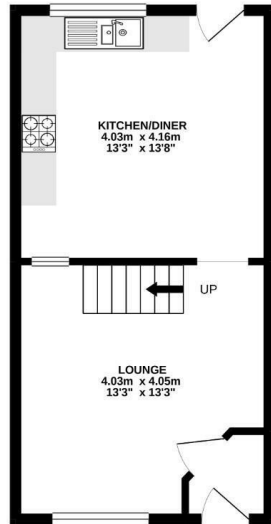
26 Manchester Road, Burnley, Lancashire, BB11 1HH
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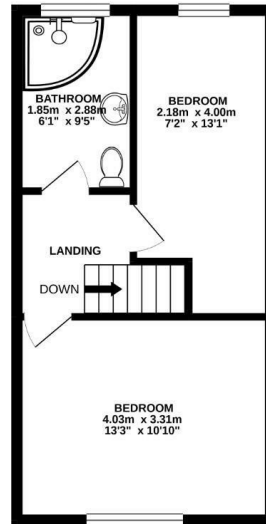
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2 BEDROOM House - Terraced

GROUND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq m. (704 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. Made with floorplan 1.0.0.01

Main Description:

Perfect for investors. Stone-built mid-terrace in the highly sought-after area of Briercliffe/Harle Syke. Tenant in situ currently paying £350 PCM. Close to bus stops, local amenities, and schools making this the ideal investment property.

Entering the property into the entrance vestibule leads into the spacious lounge benefiting from an electric fire. To the rear is a fitted kitchen with matching wall, base and drawer units with contrasting working surfaces with a range of appliances such as an electric oven and gas hob. The dining room provides plenty of space for a dining table & chairs.

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

Externally there is a private enclosed rear yard.



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