



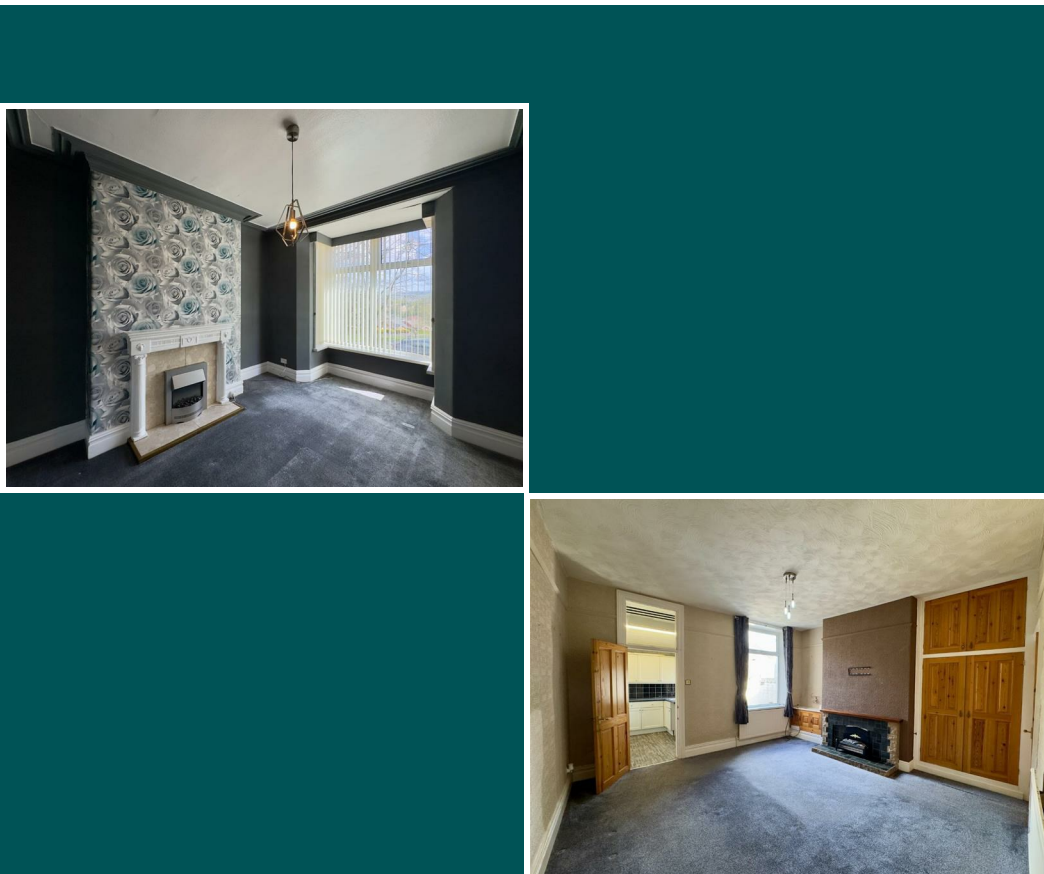
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Faraday Street, Burnley

Total area: approx. 106.7 sq. metres (1149.0 sq. feet)
 All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
 Plan produced using PlanItUp.



Asking Price £135,000



18 Faraday Street
Burnley
BB12 0HW

3 Bedrooms, 1 Bathroom, 2 Living Areas, Council Tax Band: B



Petty Real are pleased to offer to the market this spacious three-bedroom mid-terrace home, ideally positioned on Faraday Street in the highly sought-after Ightenhill area of Burnley. Boasting two generous reception rooms and excellent proportions throughout, this property presents a fantastic opportunity for first-time buyers and investors alike.

Requiring some modernisation, the home offers superb potential to add value and personalise to your own taste, making it an ideal project for those looking to create a long-term residence or a strong rental investment. Importantly, the property benefits from a number of key recent upgrades, including a brand new roof to both the main house and kitchen extension (less than one year old), a recently fitted fridge (under one year old), and a modern shower with cubicle installed just a couple of years ago.

Conveniently located close to local amenities, well-regarded schools, and transport links, the property combines space, location, and opportunity.

Offered for sale with no onward chain, early viewing is highly recommended to fully appreciate the potential on offer. Contact us today to arrange your viewing.

Property Description

Internally, the property offers generous living accommodation arranged over two floors, with additional cellar space providing further scope.

Upon entering via the entrance vestibule (1.02m x 1.38m), you are welcomed into the hallway (1.02m x 3.03m), which provides access to the main ground floor rooms. To the front, the first reception room (3.45m x 3.48m) is a bright and inviting space, enhanced by a large bay window overlooking the park. This room comfortably accommodates a variety of furniture layouts, making it an ideal lounge area.

To the rear, the second reception room (4.53m x 4.26m) offers a substantial and versatile space, perfectly suited as a main living area or dining room. Its open flow into the kitchen makes it particularly practical for modern living and entertaining. The kitchen (2.19m x 2.81m) is fitted with work surfaces to three sides, with the sink positioned to the right and the oven and hob to the left. A rear door provides access to the enclosed yard, which also benefits from useful outbuildings.

From the second reception room, stairs lead down to the cellar (4.43m x 4.42m), a spacious area offering excellent potential for conversion, subject to the necessary consents. The boiler is conveniently located here, positioned beside the chimney breast.

To the first floor, the landing leads to three well-proportioned bedrooms. The master bedroom (4.56m x 3.48m) is situated to the front and benefits from two sets of fitted wardrobes, offering ample storage. There are two further bedrooms measuring 2.29m x 3.45m and 2.11m x 3.44m respectively, both ideal as children's rooms, guest bedrooms, or home office spaces.

The bathroom (1.51m x 1.74m) is located over the stairs and comprises a three-piece suite, including a walk-in shower, wash basin, and WC.

Overall, this property offers spacious accommodation with fantastic potential, making it an excellent opportunity for buyers looking to personalise a home in a desirable location.

View more about this property online....

www.pettyreal.co.uk

 @PettyEstAgents  /pettyestateagents