

Because life is

Petty<sup>TM</sup>  
Real

17 Bivel Street  
Burnley  
BB12 0PN



For Sale

Asking Price £75,000

- For Sale With No Onward Chain Delay!
- Ideal For Investors Looking To Add To Their Portfolio.
- Mid Terrace.
- Two Bedrooms.
- Kitchen Dining Space.
- Three Piece Bathroom.
- Great Links To The M65 Motorway.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Welcome to Bivel Street, Burnley – a fantastic opportunity for investors looking to expand their portfolio.

This two-bedroom mid-terrace property offers well-proportioned living accommodation and excellent potential. Upon entering, you step into the first reception room – a cosy lounge area ideal for a variety of free-standing furniture such as sofas, coffee table, and TV unit.

Moving through to the second reception room, the space opens up beautifully with a seamless connection to the kitchen, making it the perfect area for dining and entertaining. The kitchen features a practical layout, with worktops along three walls and the sink positioned beneath the window, offering views of the enclosed rear yard.

Upstairs, the spacious master bedroom overlooks the front of the property and provides ample room for a double bed, wardrobes, and additional storage. The second bedroom is ideal for a child's room, guest room, or even a home office – offering great versatility for any buyer. The bathroom comprises a three-piece suite including bath with overhead shower, WC, and basin.

Externally, the property benefits from a private rear yard – ideal for low-maintenance outdoor use or further development subject to planning.

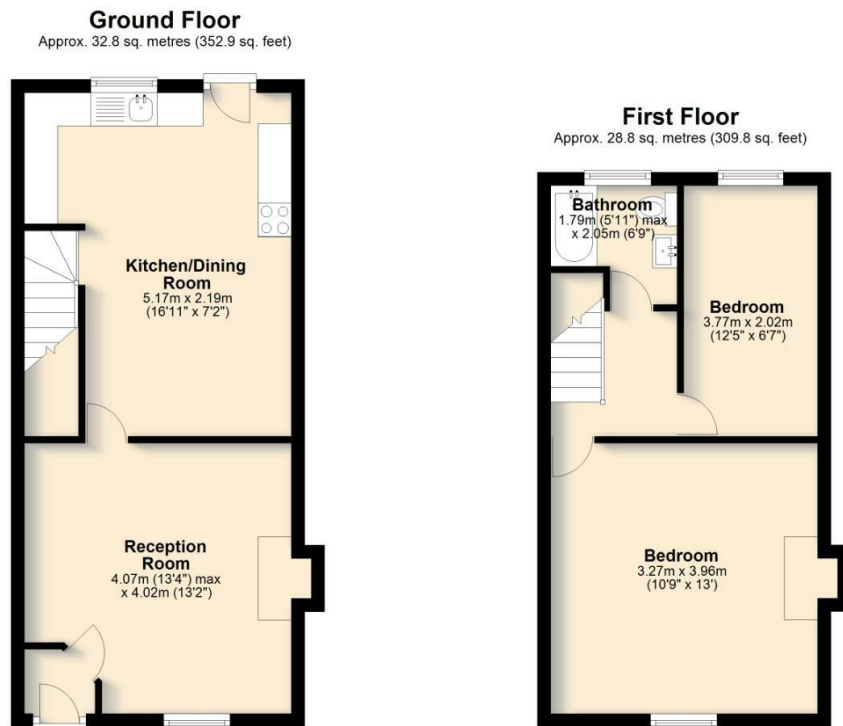
Key Information:

EPC Rating: D

Council Tax Band: A

Tenure: Leasehold

This property is an excellent addition to any buy-to-let portfolio or ideal for those seeking a renovation project. Don't miss out – contact our Burnley office today on 01282 415111 to arrange your viewing.



Total area: approx. 61.6 sq. metres (662.7 sq. feet)

All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### Bivel Street, Burnley



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.

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