

Because life is

PettyTM
Real

24 Swindon Street
Burnley
BB11 4PF



For Sale

- Available For Sale With No Onward Chain Delay.
- Mid Terrace Property.
- Two Bedrooms.
- Two Reception Rooms - Second Reception Open Plan With Kitchen.
- Modern Four Piece Bathroom Suite.

Asking Price £85,000

- Ideal For Investors / First Time Buyers.
- Situated Within The Coal Clough Area.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Petty Real are delighted to welcome to the market this two-bedroom mid-terrace property on Swindon Street, Burnley — offered with no onward chain delay, making it ideal for first-time buyers or investors alike.

Step through the front door into an entrance vestibule before entering the first reception room — a bright and versatile space, well-suited to various furniture layouts. Continue through to the second reception room which opens seamlessly into the kitchen, creating a sociable and functional open-plan layout.

The kitchen benefits from extended counter space, forming a convenient breakfast bar that continues along the left wall, with the sink situated to the rear. There is currently a designated space for a freestanding cooker/oven.

Upstairs, the spacious master bedroom is positioned at the front of the property and offers ample room for freestanding furnishings. An integrated wardrobe cleverly positioned beside the chimney breast maximises floor space. The second bedroom is ideal as a single room, nursery or home office, and features a fantastic integrated walk-in wardrobe located over the staircase.

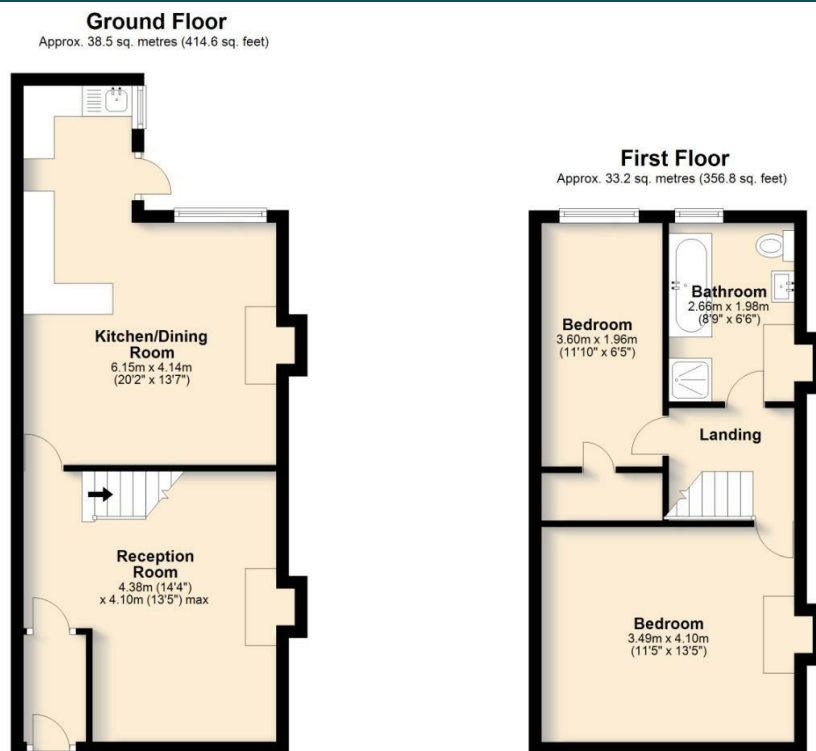
The bathroom is a stylish four-piece suite, comprising a shower cubicle, bath, sink and WC, with built-in storage around the latter two for added practicality.

Externally, the property enjoys a private rear yard space, ideal for low-maintenance outdoor use.

Key Information:

Tenure: Leasehold.
Council Tax Band: A
EPC Rating: D.

Don't miss this fantastic opportunity — call our Burnley office today on 01282 415111 to arrange your viewing!



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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