

Because life is

PettyTM
Real

24 Spring Street
Rishton
Blackburn
BB1 4LP



For Sale

£75,000

- Mid-Terrace
- Two Bedrooms
- Fully Tiled Bathroom
- Large Garden
- Close To Local Amenities

- Ideal For First Time Buyers
- Gas Central Heating
- UPVC Double Glazing
- Tax Band - A
- EPC -F



Situated in a convenient location this two bedroom, mid-terrace property is close to local amenities, schools and a short drive to the M65 with links to Manchester, Preston and Blackburn. This property would be an ideal purchase for first time buyers or landlords and investors looking for a buy-to-let.

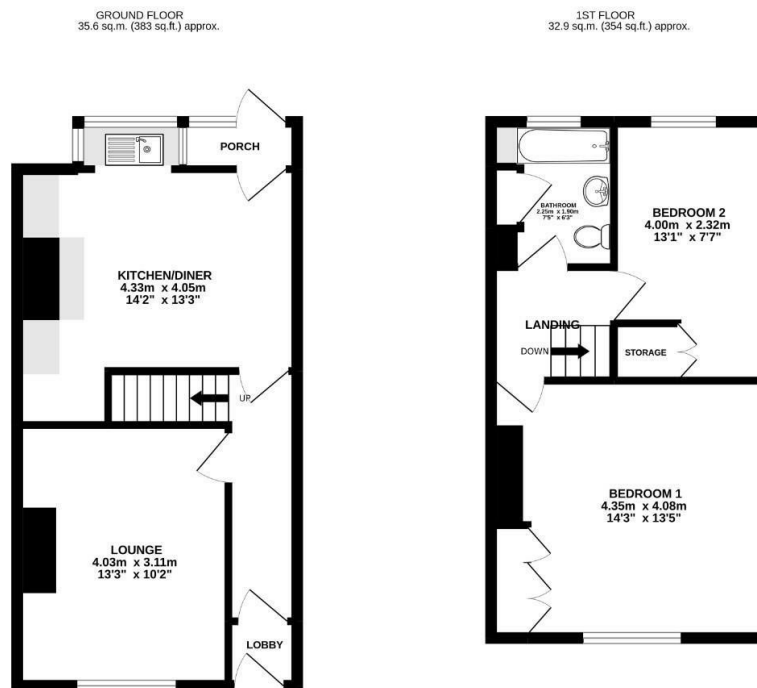
Arranged over two floors, the property briefly comprises to the ground floor: an entrance lobby as you enter through the composite front door which leads to an inner hallway. To the left is a generous lounge with a large window and tiled fireplace.

To the rear of the property is a large kitchen/diner housing matching wall, base and drawer units with co-ordinating work surfaces, splashbacks and stainless steel sink inset into a bay window overlooking the rear garden. Adjoining is a porch with a door leading out to the garden.

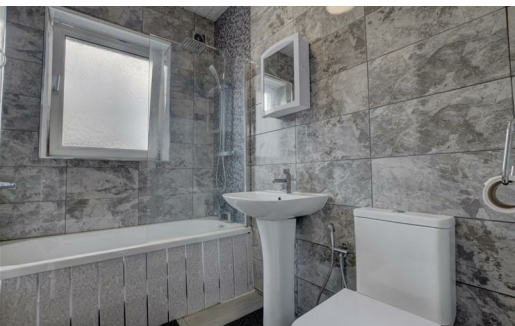
To the first floor is a central landing leading to two generous double bedrooms, the master benefitting from fitted wardrobes set within the alcoves, and a fully tiled bathroom housing a three piece suite in white comprising a low level WC, pedestal wash basin, panelled bath with overhead shower and a useful storage cupboard.

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

Externally there is a large, enclosed garden to the rear.



TOTAL FLOOR AREA - 68.5 sq.m. (737 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 02022



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.

26 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk