

Because life is

Petty<sup>TM</sup>  
Real

16 Cloughton Street  
Burnley  
BB10 3DE



For Sale

Price £49,950

- Stone built mid terrace house
- Close to local amenities
- Ideal for property investors
- Lounge
- Living room

- Separate kitchen
- 2 Bedrooms
- 3-Piece bathroom in white
- Enclosed rear yard
- GFCH & UPVC dg



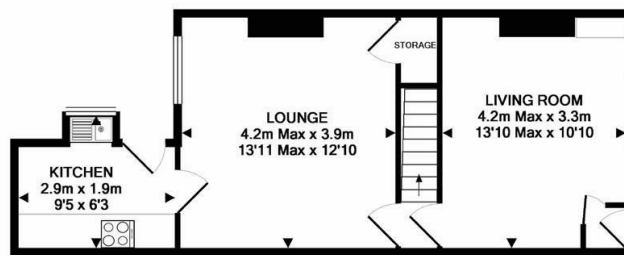
The property comprises a traditional stone built flush faced mid terrace house occupying a popular and convenient location providing an ideal purchase for property investors or owner occupiers.

As you enter the property to the ground floor you are greeted by the entrance vestibule which provides access to the lounge where there is a UPVC double glazed window, central heating radiator and a central flight staircase provides access to the first floor. The larger of the two reception rooms is located to the rear of the property with a UPVC double glazed window, central heating radiator and useful under stairs storage. The separate kitchen houses a range of wall, base and drawer units with co-ordinating working surfaces and an inset stainless steel sink unit to a box bay window.

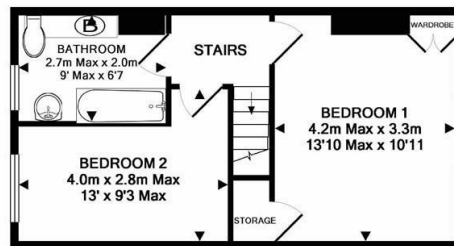
To the first floor is a landing and the master bedroom is located to the front of the property and comprises a well proportioned double with UPVC double glazed window and central heating radiator. To the rear there is a generously proportioned single bedroom with UPVC double glazed window and central heating radiator. The bathroom houses a three piece suite in white comprising low level wc, pedestal hand wash basin, panelled bath with electric shower over and tiled splashbacks, UPVC double glazed window and airing cupboard houses the gas fired boiler.

Externally there is an enclosed yard area to the rear.

\*\*\* Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements  
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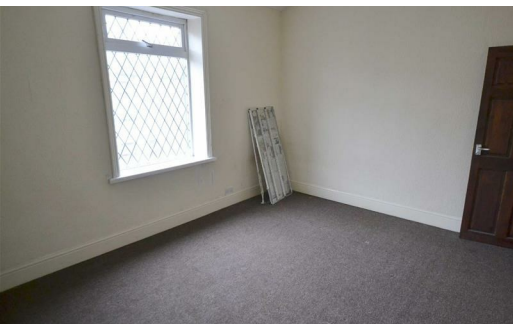
GROUND FLOOR  
APPROX. FLOOR  
AREA 39.1 SQ.M.  
(421 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.9 SQ.M.  
(344 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.0 SQ.M. (764 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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