

Because life is

PettyTM
Real

35 Townley Street
Briercliffe
Burnley
BB10 2HS



For Sale

- Tenant In-Situ
- Landlords & Investors
- Mid-Terrace
- Two-Bedrooms
- Gas Central Heating

Offers Over £80,000

- UPVC Double Glazing
- Close To Local Amenities
- Village Location
- Built-In Storage
- Popular Residential Area



ATTENTION LANDLORDS & INVESTORS

A stone built mid-terrace dwelling situated in the popular village of Harle Syke, close to local amenities, a short drive to Nelson Golf Club and some of the best of Lancashire countryside. This property presents an ideal purchase for landlords and investors looking for a buy-to-let with a tenant -in-situ or it is also available with vacant possession.

The property briefly comprises to the ground floor an entrance vestibule leading to the living room which boasts feature fireplace with electric fire and storage cupboard built within the alcove.

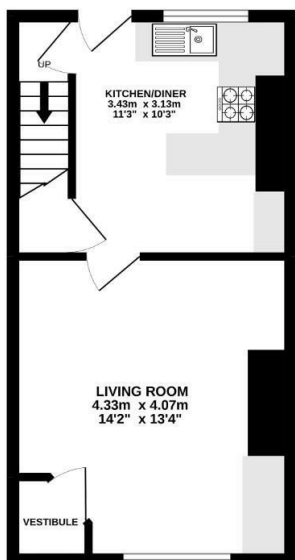
To the rear is a kitchen/diner fitted with matching wall, base and drawer units with complimentary work surfaces, stainless steel sink, oven, gas hob with extractor fan and plenty of built-in storage including a useful under stair storage cupboard.

On the first floor is a central landing leading to a spacious double bedroom, a single bedroom and bathroom suite in white comprising low level WC, pedestal wash basin and panelled bath with overhead shower.

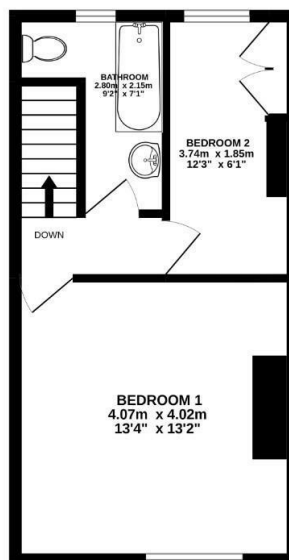
Externally there is an enclosed yard to the rear.

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

GROUND FLOOR
29.3 sq.m. (316 sq.ft.) approx.



1ST FLOOR
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA: 59.1 sq.m. (636 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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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