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Real

24 Swindon Street  
Burnley  
BB11 4PF



## For Sale

Asking Price £85,000

- 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.

- 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.

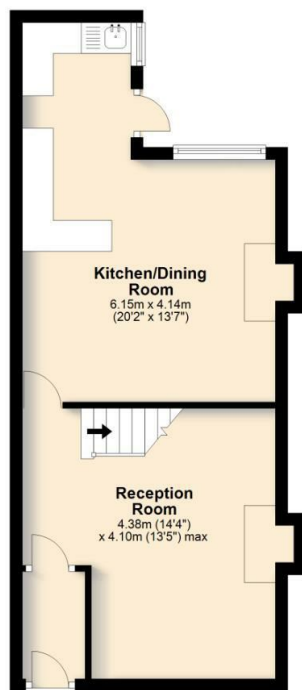
Key Information:

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!

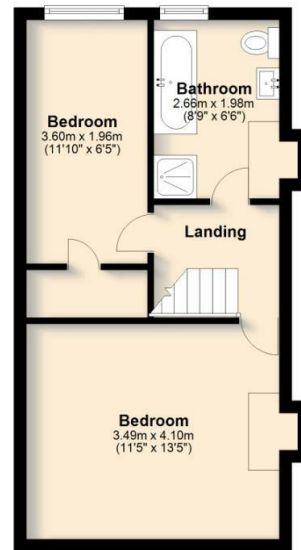
### Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



### First Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



Total area: approx. 71.7 sq. metres (771.4 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.

### Swindon Street, Burnley



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