

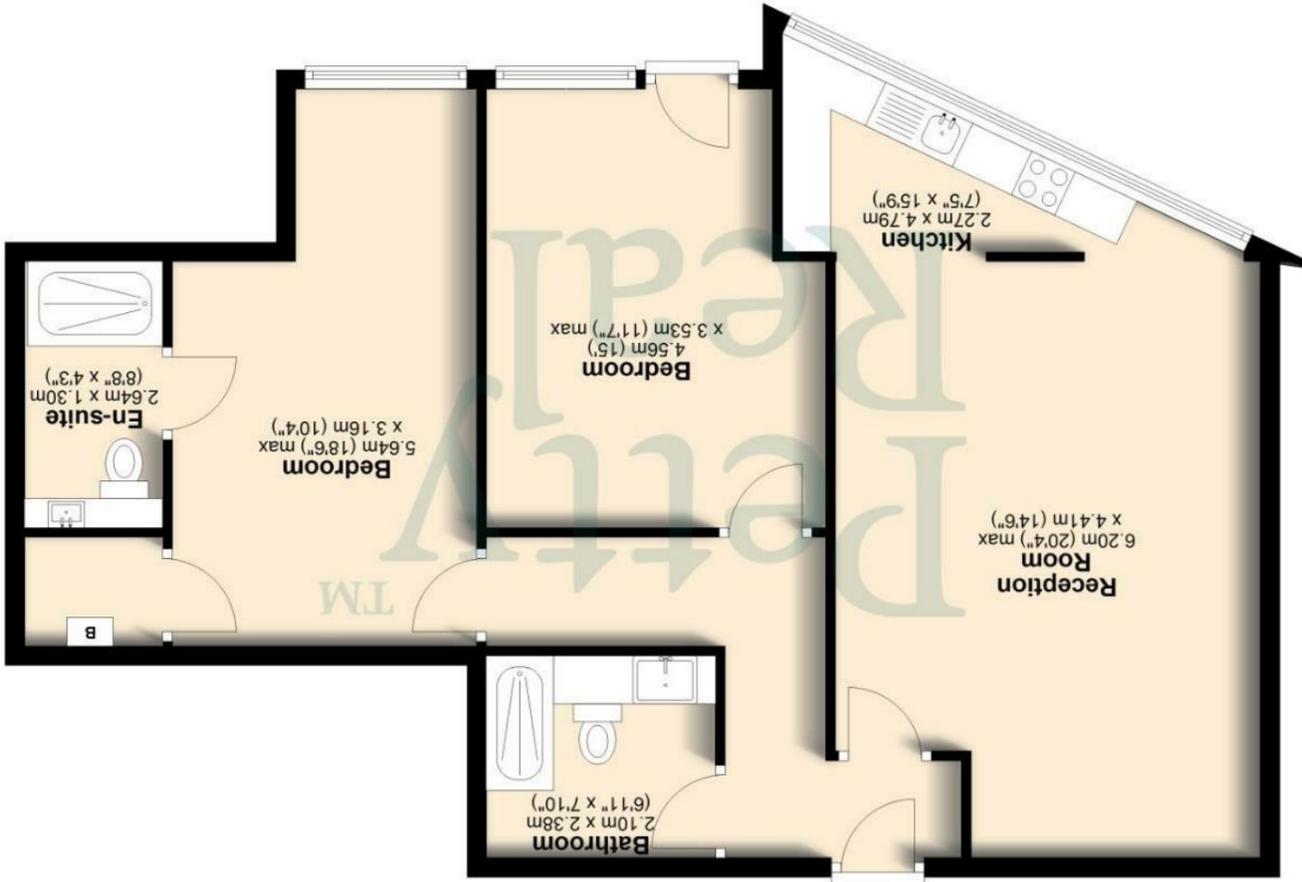


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### The Foundry, Hammerton Street, Burnley

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them. Plan produced using PlanUp.

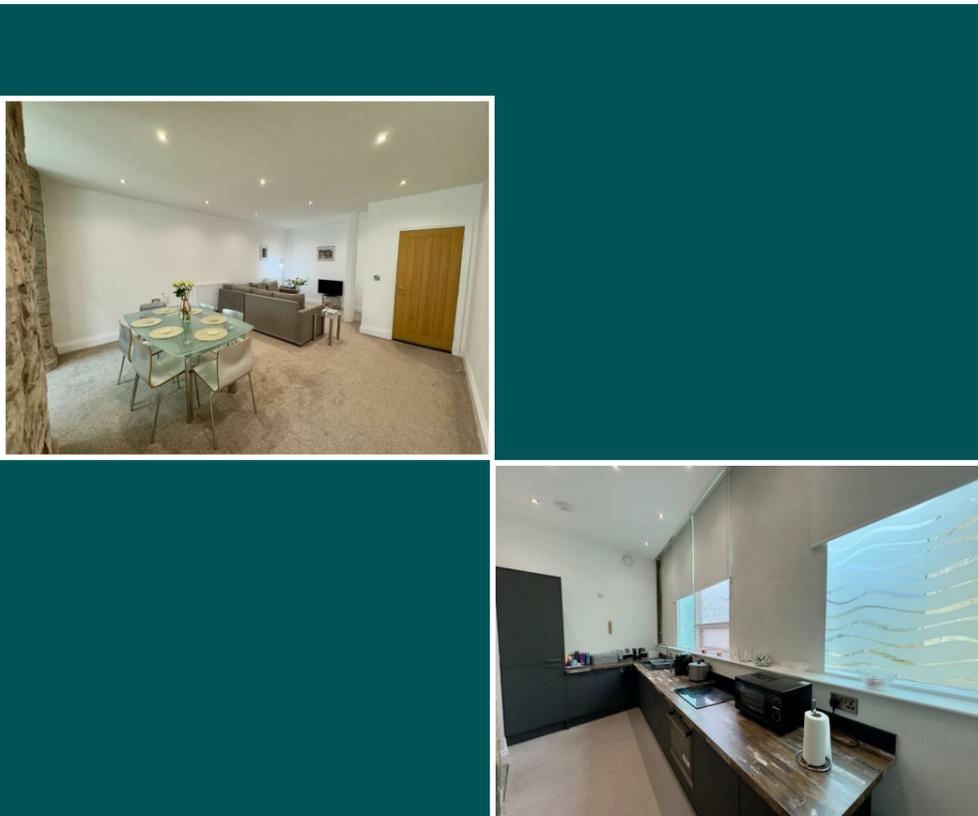
Total area: approx. 86.9 sq. metres (935.8 sq. feet)



Ground Floor  
Approx. 86.9 sq. metres (935.8 sq. feet)



Asking Price £155,000



Apartment 10  
The Foundry 22A Hammerton Street

Burnley  
BB11 1FD



Council Tax Band: B



Petty Real are delighted to present for sale this stunning two-bedroom ground floor apartment, situated within the highly desirable The Foundry development on Hammerton Street, just moments from the town centre. Offering spacious accommodation arranged over a single level, the property is perfectly suited to a range of buyers including first-time purchasers, those looking to downsize, and investors seeking a strong long-term rental opportunity.

Ideally located within walking distance of Manchester Road train station, the apartment provides excellent commuter links for those travelling out of the area, while still benefiting from the convenience of town centre amenities right on the doorstep.

The property benefits from a 999-year lease, with a service charge of £102 per month. Ground rent details are available upon request via the agent. Off-road permit parking is available at £55 per calendar month. Please note the property does not have a mains gas supply.

Early viewing is highly recommended to fully appreciate the space, layout and potential this fantastic apartment has to offer.

### Property Description

The apartment is situated on the ground floor and offers well-proportioned accommodation throughout.

At the heart of the property is the impressive open plan reception and dining area (4.41m x 6.20m), providing a versatile space with ample room for a range of freestanding furniture including a sofa, TV unit, coffee table and a large dining table. The layout flows seamlessly into the kitchen, creating an ideal space for both everyday living and entertaining.

The kitchen (4.79m x 2.27m) is set at an angle to the exterior of the building and features worktop space along the rear and left walls, offering practical preparation areas. Large windows allow the reception and kitchen space to be filled with natural light, enhancing the bright and airy feel of the apartment.

The main bathroom (2.38m x 2.10m) comprises a modern three-piece suite including a walk-in shower cubicle, wash basin and WC, with useful built-in storage surrounding the sink and toilet.

Bedroom two (3.53m x 4.56m) is positioned across the hallway and provides generous space for bedroom furniture. This room also benefits from access to the outdoor yard space located to the front of the apartment.

At the end of the hallway is the primary bedroom (3.16m x 5.64m), an excellent sized room offering flexibility for a range of furniture arrangements. The current owner utilises part of the room as a home office area, highlighting the versatility of the space. The bedroom also benefits from a three-piece en-suite (1.30m x 2.64m) comprising a walk-in shower cubicle, wash basin and WC.

View more about this property online....

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