


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Bivel Street, Burnley, BB12 OPN

£70,000

THE PERFECT INVESTMENT OPPORTUNITY

Nestled on Bivel Street in the vibrant town of Burnley, this charming house presents an exceptional investment opportunity for discerning buyers. With its two well-proportioned bedrooms, this property offers ample space for comfortable living. The open plan kitchen diner creates a welcoming atmosphere, ideal for both entertaining guests and enjoying family meals.

The interior boasts neutral decoration throughout, providing a blank canvas for you to infuse your personal style and preferences. Each room is spacious, allowing for versatile furniture arrangements and the potential to create a truly unique home.

Additionally, the property features a rear yard, perfect for outdoor relaxation or gardening enthusiasts. This outdoor space enhances the overall appeal, offering a private retreat in which to unwind.

Situated in a sought-after location, this house is conveniently placed near local amenities, schools, and transport links, making it an attractive option for families and professionals alike. Whether you are looking to invest or seeking a new home, this property is brimming with potential and awaits your creative touch. Don't miss the chance to make this house your own.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

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£70,000



- Tenure Leasehold
- ON Street Parking
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Enclosed Rear Yard Space
- EPC Rating D
- Ideal Investment Opportunity
- Easy Access To Major Network Links

Ground Floor

Reception Room

13'10 x 13'2 x (4.22m x 4.01m x)

Kitchen

13'5 x 9'11 (4.09m x 3.02m)

First Floor

Landing

7'10 x 5'3 (2.39m x 1.60m)

Bedroom One

13'5 x 10'11 (4.09m x 3.33m)

Bedroom Two

9'10 x 5' (3.00m x 1.52m)

Bathroom

13'1 x 5'3 (3.99m x 1.60m)