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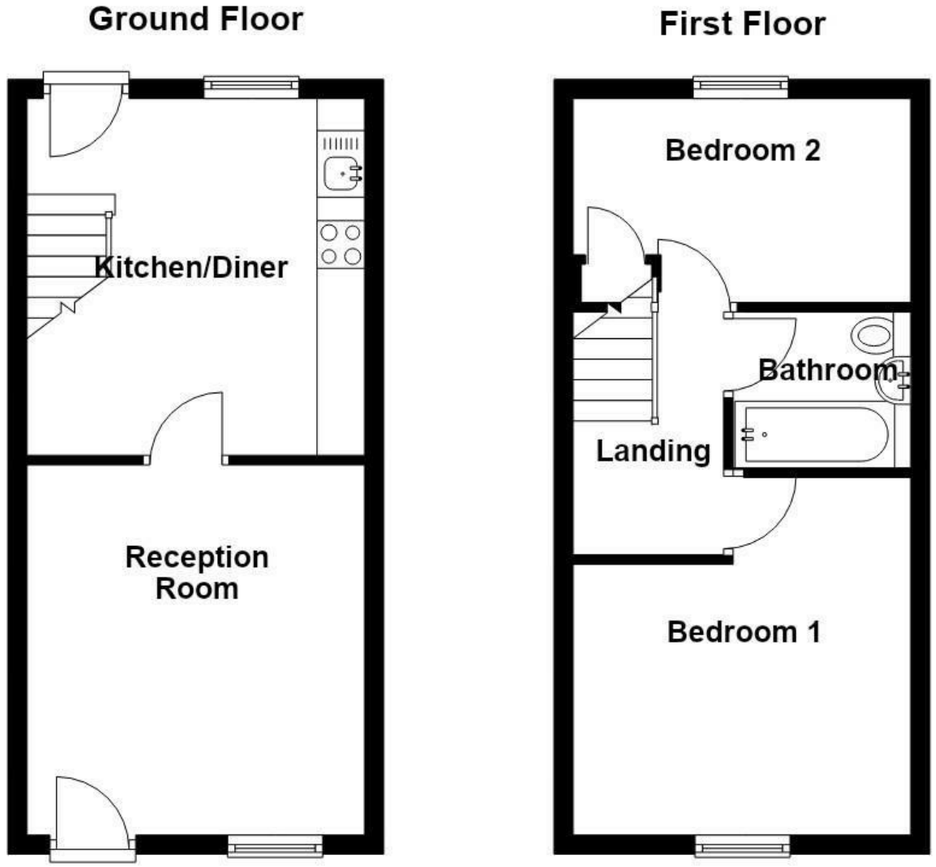

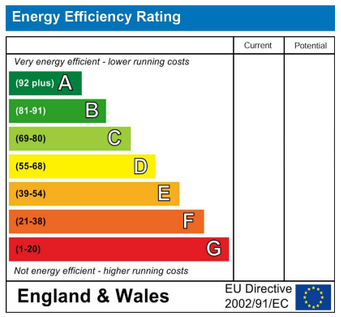

Burnham Gate, Burnley, BB11 4SE

£85,000

AN EXCEPTIONAL MID TERRACED PROPERTY WITH A TENANT IN SITU

Nestled in the desirable area of Burnham Gate, Burnley, this charming mid-terraced house presents an excellent opportunity for both homebuyers and investors alike. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. The open-plan kitchen diner is perfect for entertaining guests or enjoying family meals, while the spacious lounge offers a comfortable area to unwind after a long day.

One of the standout features of this property is its well-maintained condition, having been cared for by the current tenants. This makes it an ideal investment opportunity for those looking to expand their portfolio, as it comes with a tenant already in situ. Furthermore, the property is not overlooked from either the front or the rear, ensuring a sense of privacy and tranquillity.

Conveniently located just a stone's throw away from the vibrant town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities. This combination of spacious living, excellent condition, and prime location makes this terraced house a perfect choice for anyone seeking a new home or a sound investment. Don't miss the chance to view this delightful property and discover all it has to offer.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Burnham Gate, Burnley, BB11 4SE

£85,000

2 1 1

- Enviable Mid Terraced Property
- Well Presented
- EPC Rating D
- Tenure Freehold
- Two Bedrooms
- Sought After Location
- On Street Parking
- Contemporary Kitchen And Bathroom
- Fully enclosed rear yard
- Council Tax Band A

Ground Floor

Reception Room
12'9 x 11'9 (3.89m x 3.58m)

Kitchen
12'5 x 11'9 (3.78m x 3.58m)

First Floor

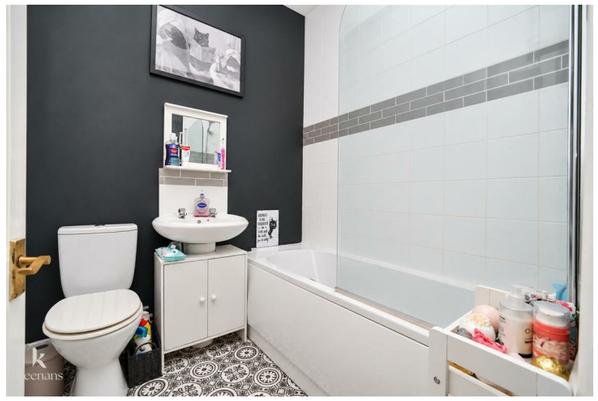
Landing
9'1 x 5'7 (2.77m x 1.70m)

Bedroom One
12'3 x 11'8 (3.73m x 3.56m)

Bedroom Two
11'8 x 7 (3.56m x 2.13m)

External

Rear
Fully enclosed rear yard.



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