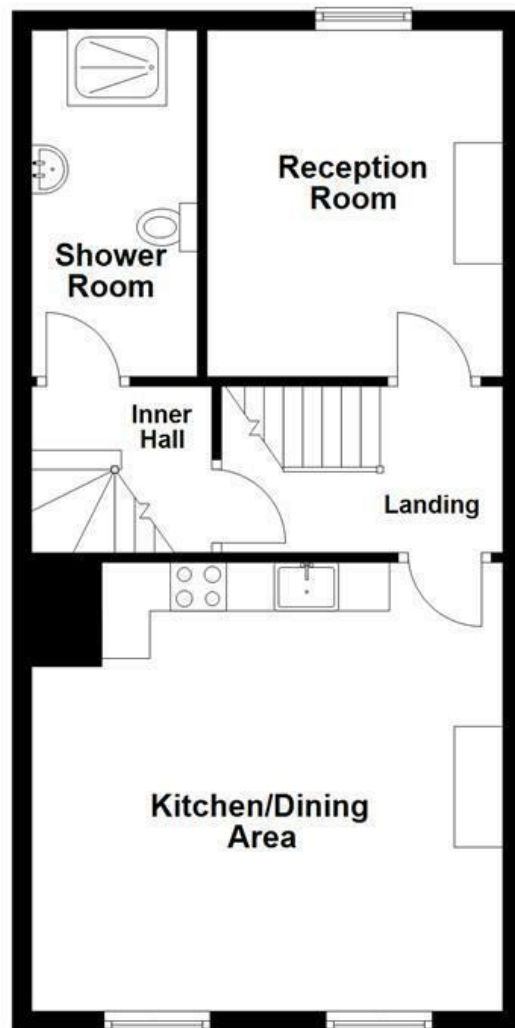
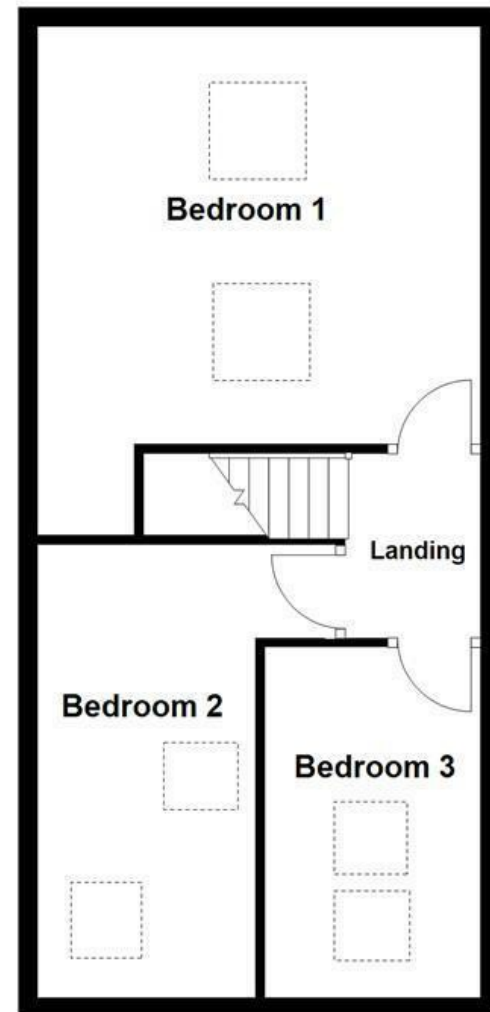


First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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.

Manchester Road, Burnley, BB11 1JY

Offers Over £85,000

THREE BEDROOM FLAT SOLD WITH NO CHAIN DELAY

Located in the heart of Burnley town centre, this charming three-bedroom first-floor flat on Manchester Road presents an excellent opportunity for those seeking a property with great potential. The flat boasts two generously sized reception rooms, providing ample space for relaxation and entertaining.

The property features a spacious shower room, ensuring comfort and convenience for its residents. Additionally, there is a new kitchen allowing you a culinary space that suits your needs.

Offered for sale with no onward chain, this flat is ideal for buyers looking to invest in a property that can be transformed into a lovely home or rental opportunity. With its prime location, you will find yourself just moments away from local amenities, shops, and transport links, making it a practical choice for modern living.

This property is a blank canvas, ready for your personal touch. Don't miss the chance to explore the potential this flat has to offer in the vibrant town of Burnley.

Manchester Road, Burnley, BB11 1JY

Offers Over £85,000



- Spacious Flat Above Shop
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating: E
- Three Bedrooms
- Bursting with Potential
- Tenure: TBC
- Three Piece Shower Room
- Investment Opportunity
- Council Tax Band: A

Ground Floor

Hall

Stairs to first floor.

First Floor

Landing

9'6" x 5'8" (2.90m x 1.73m)

Smoke alarm, electric radiator, wood effect flooring, doors leading to kitchen/dining area, reception room and inner hall.

Kitchen/Dining Area

16' x 15'3" (4.88m x 4.65m)

Two UPVC double glazed windows, coving, electric fire with stone hearth and surround, range of wall and base units with laminate work surfaces and upstands, inset composite sink with high spout mixer tap, integrated high rise oven, four ring induction hob and extractor hood and wood effect flooring.

Reception Room Two

11'9" x 10' (3.58m x 3.05m)

UPVC double glazed window and wood effect flooring.

Inner Hall

11'2" x 6'1" (3.40m x 1.85m)

Wood effect flooring, door to shower room and stairs to second floor.

Shower Room

11'7" x 5'7" (3.53m x 1.70m)

Dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosed and extractor fan.

Second Floor

Landing

6'7" x 3'10" (2.01m x 1.17m)

Smoke alarm and doors to three bedrooms.

Bedroom One

18'8" x 10'11" (5.69m x 3.33m)

Two Velux windows.

Bedroom Two

14'8" x 7'4" (4.47m x 2.24m)

Two Velux windows.

Bedroom Three

15' x 14'10" (4.57m x 4.52m)

Two Velux windows.

