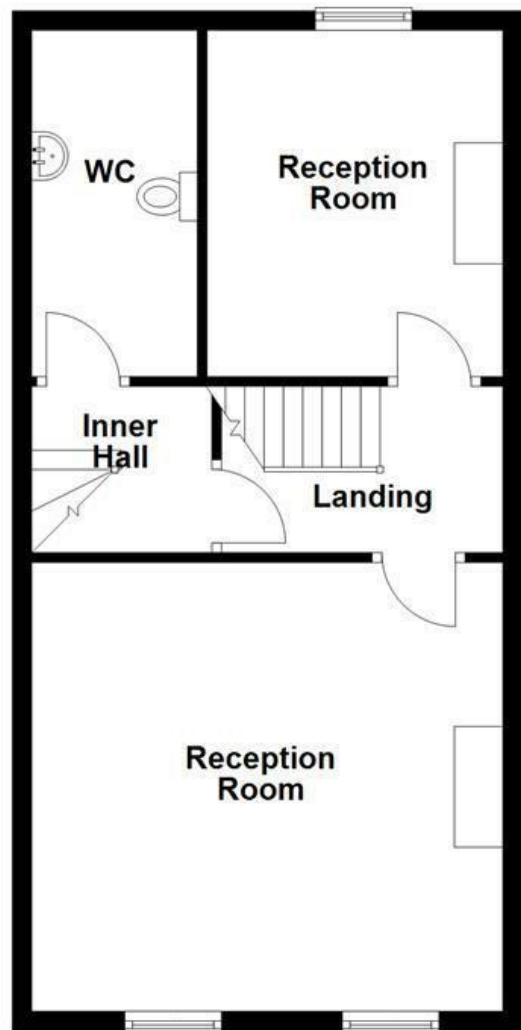
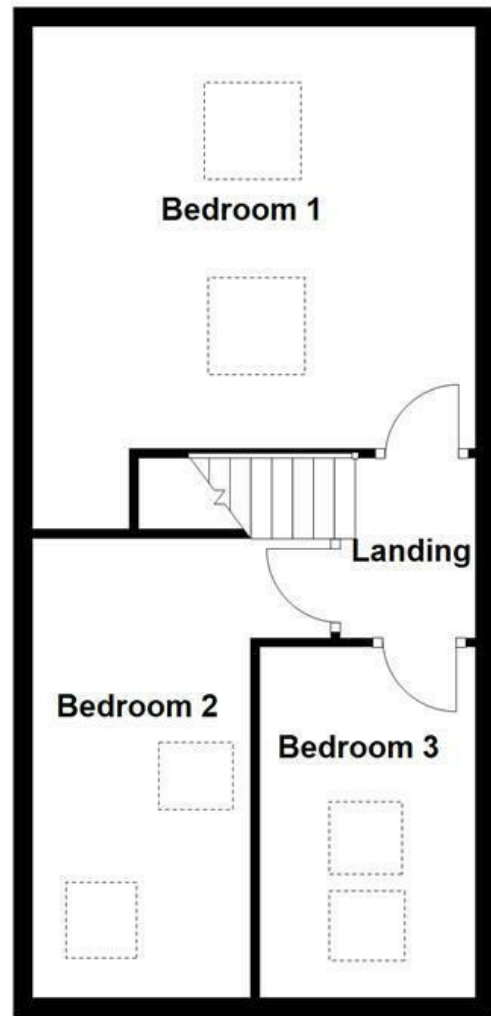


First Floor



Second Floor



Manchester Road, Burnley, BB11 1JY

£89,950

THREE BEDROOM FLAT SOLD WITH NO CHAIN DELAY - CASH BUYERS ONLY!

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 room for a kitchen, allowing you to design and create a culinary space that suits your needs.

Offered for sale with no onward chain, this flat is ideal for cash 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Manchester Road, Burnley, BB11 1JY
£89,950

 3  0  2  E

- Investment Opportunity
 - Tenure: TBC
 - On Street Parking
- Cash Buyers Only
 - Council Tax Band: A
- Three Bedrooms
 - EPC Rating: E

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 and doors to two reception rooms and inner hall.

Reception Room One

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

Two UPVC double glazed windows, coving, electric fire, stone hearth and surround 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, stairs to second floor and door to WC.

WC

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

Dual flush WC, vanity top wash basin with mixer tap 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

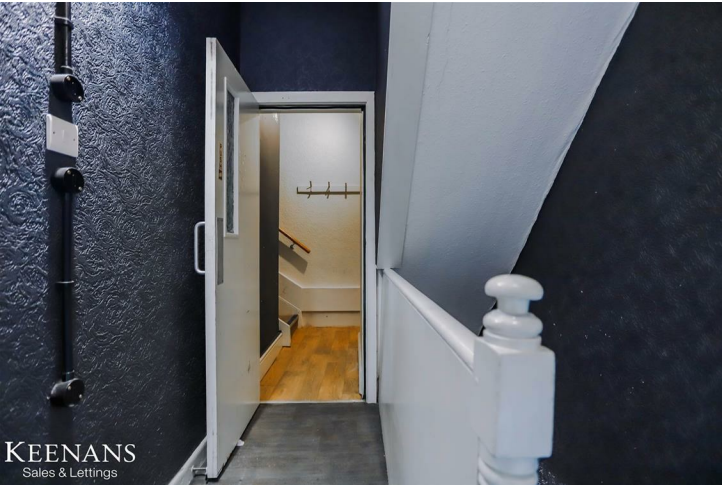
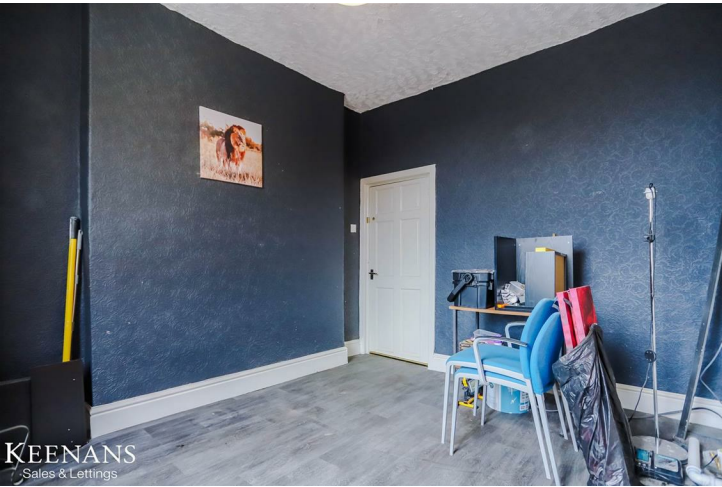
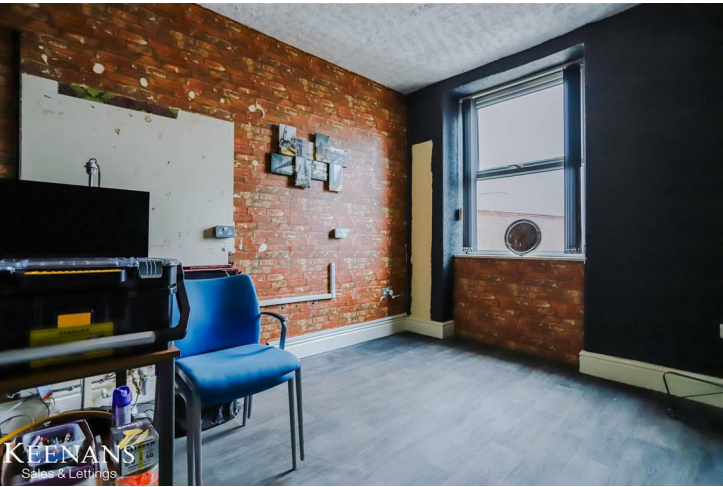
14'8 x 7'4 (4.47m x 2.24m)

Two Velux windows.

Bedroom Three

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

Two Velux windows.



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