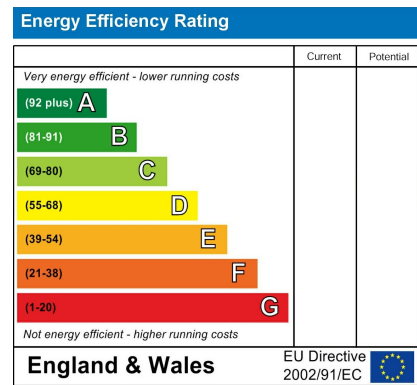
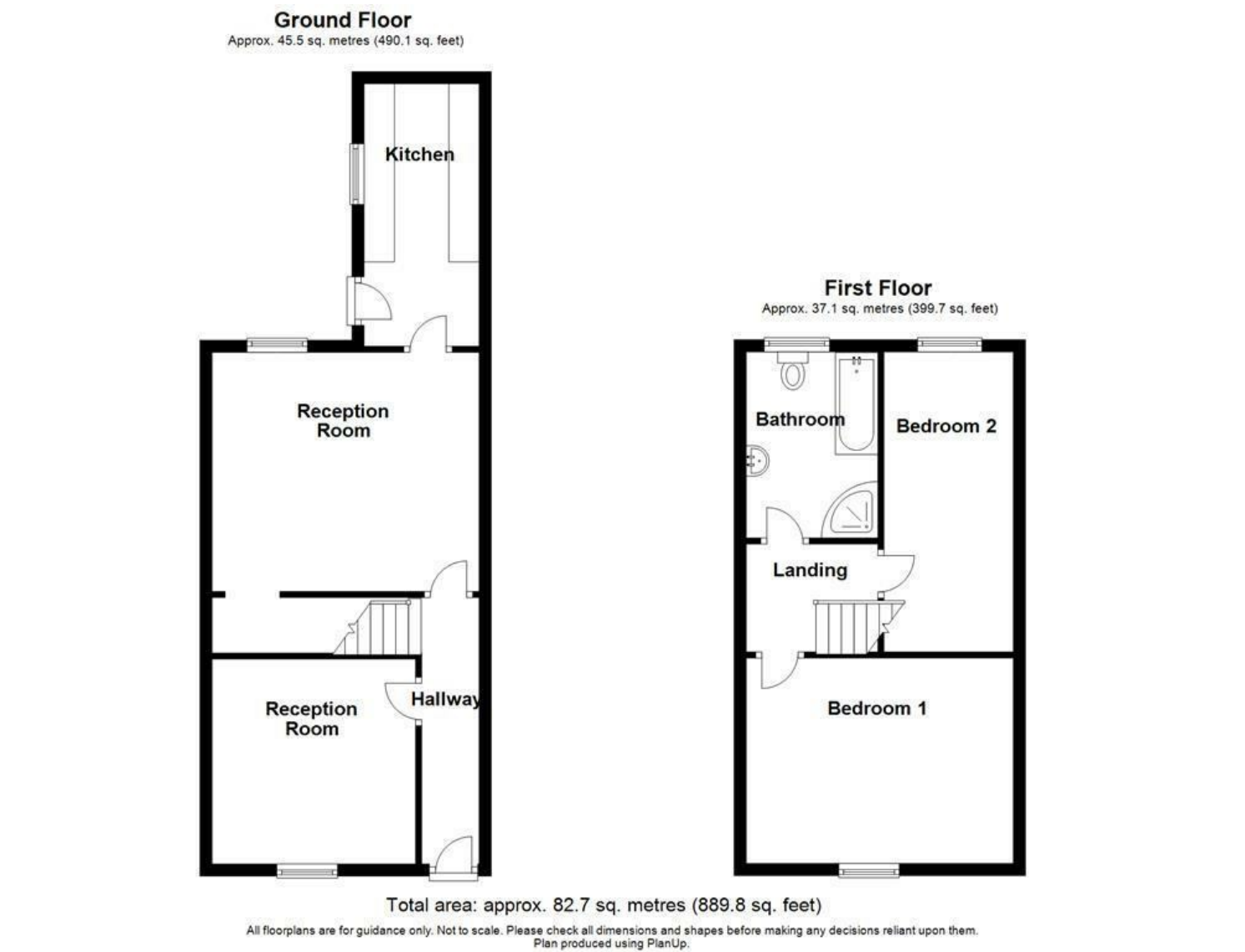




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



## Admiral Street, Burnley, BB10 4EE

### Offers Over £90,000

A PERFECT BUY TO LET OPPORTUNITY - SOLD WITH TENANT IN SITU

With no chain delay, this deceptively spacious, beautifully presented two bedroom mid terraced property is being proudly welcomed to the market in the highly regarded location of Burnley. With two reception rooms and neutral decor, this property is the perfect rental investment truly not to be missed! Situated conveniently close to bus routes, amenities and network links to Accrington, Padiham and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads to kitchen. The first floor comprises of two generously sized bedrooms and a three piece bathroom suite. Externally there is an enclosed yard to the rear.

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

# Admiral Street, Burnley, BB10 4EE

Offers Over £90,000



- SOLD WITH TENANT IN SITU
  - Fitted Kitchen
  - Enclosed Rear Yard
  - EPC Rating: TBC
- Mid Terrace Property
  - Two Reception Rooms
  - Leasehold
- Two Bedrooms
  - Four Piece Bathroom
  - Council Tax Band A

Ground Floor

External

**Entrance Hallway**  
14'5 x 3'1 (4.39m x 0.94m)  
UPVC double glazed front entrance door, smoke alarm, stairs to the first floor and doors to two reception rooms.

**Reception Room One**  
1'1 x 11' (0.33m x 3.35m)  
UPVC double glazed window, central heating radiator, meter cupboard and two feature wall lights.

**Reception Room Two**  
14'5 x 12'11 (4.39m x 3.94m)  
UPVC double glazed window, central heating radiator, television point, open archway to understairs storage and door to the kitchen.

**Kitchen**  
14'2 x 6'3 (4.32m x 1.91m)  
UPVC double glazed window, central heating radiator, range of wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, boiler, wood effect flooring and UPVC double glazed door to the rear.

First Floor

**Landing**  
6'11 x 5'9 (2.11m x 1.75m)  
Loft access, smoke alarm and doors to two bedrooms and bathroom.

**Bedroom One**  
14'5 x 11'1 (4.39m x 3.38m)  
UPVC double glazed window, central heating radiator and television point.

**Bedroom Two**  
16'2 x 7' (4.93m x 2.13m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
10'1 x 7'1 (3.07m x 2.16m)  
UPVC double glazed frosted window, chrome heated towel rail, pedestal wash basin, panelled bath, corner direct feed shower unit, part tiled elevations, extractor fan and wood effect flooring.

