



St. Matthews Court, Burnley, BB11 4LZ

£45,000

ENVAIBLE ONE BEDROOM FIRST FLOOR FLAT - OVER 55'S ONLY - SHARED OWNERSHIP

Welcome to this charming one-bedroom first-floor flat located in the desirable St. Matthews Court, Burnley. This delightful property boasts a spacious living area, perfect for relaxation and entertaining. The separate kitchen is well-equipped, providing a functional space for culinary pursuits.

The double bedroom offers a comfortable retreat, ensuring a peaceful night's sleep. The modern shower room adds a touch of contemporary style and convenience to your daily routine.

Residents will appreciate the exclusive parking available at the rear of the property, providing ease and security for your vehicle.

Situated in a great town location, this apartment is conveniently close to various transport links and local amenities, making it an ideal choice for those seeking both comfort and accessibility. This property presents an excellent opportunity to enjoy a vibrant community in Burnley. Don't miss the chance to make this lovely apartment your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	81
(55-68) D			
(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.

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- First Floor Flat - Shared Ownership
- Fitted Kitchen
- Council Tax Band A
- Over 55's Only
- One Bedroom
- Bursting with Potential
- Tenure Leasehold
- Three Piece Shower Room
- Resident Parking to Rear
- EPC Rating C

Ground Floor

Entrance

UPVC single glazed leaded front door and stairs leading to first floor.

Hall

8'5 x 6'8 (2.57m x 2.03m)

Loft access, smoke detector, doors leading to reception room, kitchen, bedroom one, shower room and storage.

Reception Room

12'8 x 12'2 (3.86m x 3.71m)

Two UPVC double glazed windows, coving, ceiling rose, electric radiator, electric fire and over stairs storage.

Kitchen

9'11 x 6'4 (3.02m x 1.93m)

UPVC double glazed window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, oven, washing machine, space for fridge freezer, extractor fan, coving and tiled effect lino flooring.

Bedroom One

13'7 x 8'11 (4.14m x 2.72m)

UPVC double glazed window, coving, ceiling rose and fitted wardrobe.

Shower Room

8'10 x 5'0 (2.69m x 1.52m)

Central heated towel rail, vanity top was basin with mixer tap, low basin WC, electric feed shower enclosed, tiled elevations, extractor fan and tiled effect lino flooring.

External

Resident parking.



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