



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Cleaver Street, Burnley, BB10 3BE

£80,000

THE PERFECT RENTAL INVESTMENT BEING SOLD WITH SITTING TENANT

Welcome to this charming end-terraced house located on Cleaver Street in the heart of Burnley. This spacious home offers a delightful blend of comfort and convenience, making it an ideal choice for those seeking a solid rental investment.

As you enter, you will find two generously sized reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family or guests.

The exterior of the home is designed for low maintenance, allowing you to spend more time enjoying your new surroundings rather than worrying about upkeep. Situated close to a variety of local amenities, you will find shops, schools, and parks just a short distance away, enhancing the appeal of this lovely property.

This end-terraced house on Cleaver Street is not only a comfortable residence but also a fantastic opportunity for those looking to invest in the Burnley area. With its spacious layout and convenient location, it is sure to attract interest from a wide range of buyers. Don't miss your chance to make this delightful home your own.

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Cleaver Street, Burnley, BB10 3BE
£80,000

3 1 2 E

- End Terrace Property - Sold with Sitting Tenant
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Three Bedrooms
 - Immaculate Presentation
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Investment Opportunity
 - Council Tax Band A

Ground Floor

Rear
Enclosed yard.

Entrance
UPVC double glazed vestibule.

Vestibule
4'7 x 3'1 (1.40m x 0.94m)
Wood effect flooring and door to hall.

Hall
8'2 x 3'2 (2.49m x 0.97m)
Central heating radiator, wood effect flooring, stairs to first floor, door to reception room and reception room two.

Reception Room One
13'4 x 10' (4.06m x 3.05m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Reception Room Two
17'2 x 13'8 (5.23m x 4.17m)
Two UPVC double glazed windows, central heating radiator, wood effect flooring, doors to under stairs storage and kitchen.

Kitchen
9' x 7'10 (2.74m x 2.39m)
UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, oven with four ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine and dryer, space for fridge, wall mounted boiler, tiled floor and UPVC double glazed door to rear.

First Floor

Landing
Loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One
17'3 x 10'1 (5.26m x 3.07m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10'7 x 6'2 (3.23m x 1.88m)
UPVC double glazed window and central heating radiator.

Bedroom Three
9'1 x 7'11 (2.77m x 2.41m)
UPVC double glazed window and central heating radiator.

Bathroom
10'5 x 6'9 (3.18m x 2.06m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with mixer tap, overhead direct feed shower, partial PVC panel elevation and tiled effect flooring.

External

