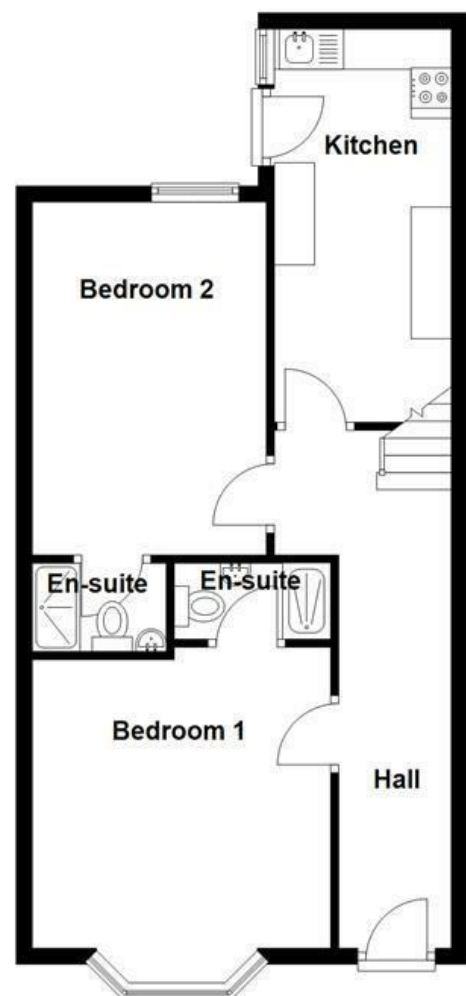
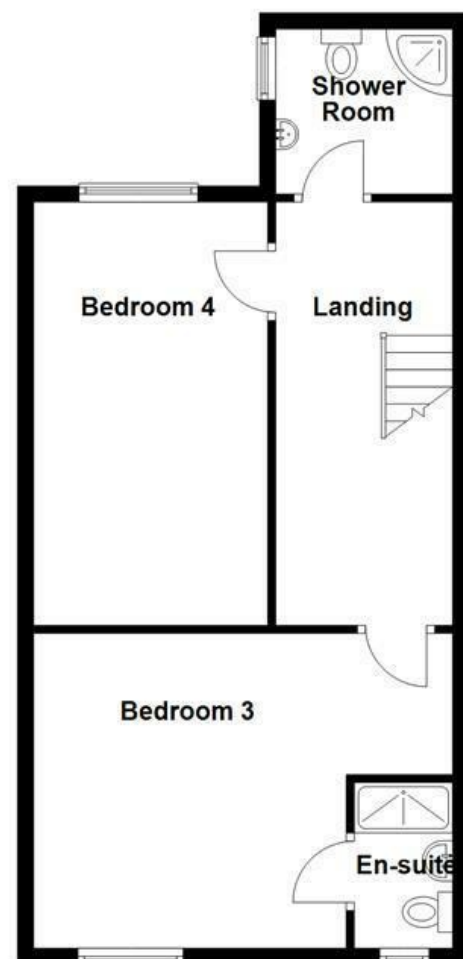


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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			
(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.

## St. Matthew Street, Burnley, BB11 4LF

### Offers Over £125,000

THE PERFECT HMO INVESTMENT OPPORTUNITY

This impressive four bedroom HMO mid terraced property is being proudly welcomed to the market in the sought after location of Burnley. With four bathrooms, modern fitted communal kitchen and currently having tenants in situ, this property is the perfect rental investment truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Pendle, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two bedrooms and a communal modern kitchen, as well as staircase to the first floor. Both bedrooms lead on to contemporary fitted en suite shower rooms. The first floor comprises of doors on to two additional double bedrooms and shower room. The third bedroom benefits from an en suite shower room. Externally there is an enclosed yard to the rear and courtyard to the front.

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

# St. Matthew Street, Burnley, BB11 4LF

Offers Over £125,000



- Tenure Leasehold
- On Street Parking
- Four Bathrooms
- Easy Access To Major Network Links

- Council Tax Band A
- Mid Terraced HMO Property With Viewing Essential
- Communal Kitchen

- EPC Rating C
- Four Bedrooms
- Enclosed Rear Yard

## Ground Floor

### Entrance

Hard wood single glazed frosted door to hall.

### Hall

16'9 x 5'9 (5.11m x 1.75m)

Central heating radiator, smoke alarm, doors to two bedrooms, kitchen and stairs to first floor.

### Bedroom One

12'2 x 12'3 (3.71m x 3.73m)

UPVC double glazed bay window, central heating radiator, integrated storage, smoke alarm and door to en suite.

### En Suite

6'1 x 3' (1.85m x 0.91m)

Central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure, tiled elevation, extractor fan, spotlights and wood effect lino flooring.

### Bedroom Two

14'5 x 9'7 (4.39m x 2.92m)

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

5'8 x 3'8 (1.73m x 1.12m)

Central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevation, spotlights and wood effect lino flooring.

### Kitchen

16' x 7'4 (4.88m x 2.24m)

UPVC double glazed window, upright central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer and washing machine, breakfast bar, spotlights, Ideal boiler, wood effect laminate flooring and hard wood door to rear.

## First Floor

### Landing

14'4 x 5'5 (4.37m x 1.65m)

Loft access, doors to two bedrooms and shower room.

### Bedroom Three

15'8 x 12'10 (4.78m x 3.91m)

UPVC double glazed window, central heating radiator, smoke alarm and door to en suite.

### En Suite

6'9 x 3'11 (2.06m x 1.19m)

UPVC double glazed window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure, tiled elevation, spotlights and wood effect lino flooring.

### Bedroom Four

14'3 x 9'10 (4.34m x 3.00m)

UPVC double glazed window, central heating radiator and smoke alarm.

### Shower Room

8'1 x 6'2 (2.46m x 1.88m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, direct feed corner rainfall shower enclosure, pedestal wash basin with mixer tap, tiled elevation, spotlights, extractor fan and wood effect lino flooring.

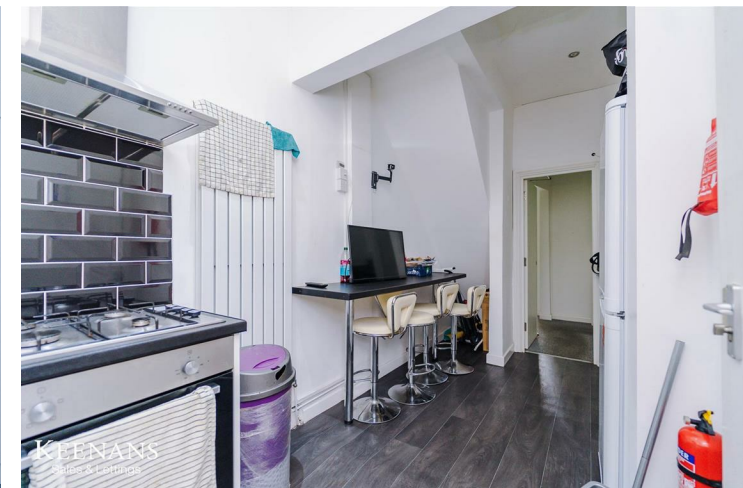
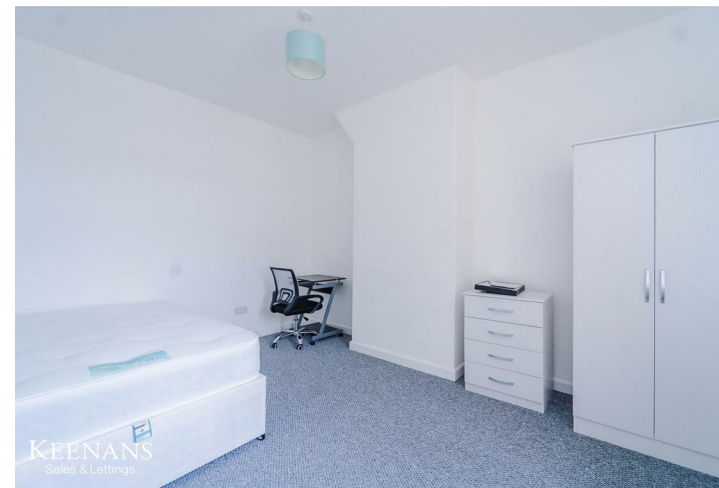
### External

### Rear

Enclosed rear yard.

### Front

Courtyard.



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