

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(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.

## The Courtyard, Burnley, BB11 3PJ

### £85,000

IMMACULATE ONE BEDROOM FLAT BEING SOLD WITH TENANT IN SITU!

Welcome to The Courtyard in Burnley! This immaculate one-bedroom flat is a fantastic investment opportunity, especially for those looking to expand their property portfolio.

Upon entering, you are greeted by a cosy open plan reception room that is perfect for relaxing after a long day. The flat boasts a well-maintained three-piece bathroom suite, ensuring your comfort and convenience.

One of the highlights of this property is the secure gated parking, providing peace of mind for both residents and their vehicles. Additionally, the flat is being sold with a tenant in situ, making it an attractive option for those seeking a hassle-free investment.

Don't miss out on the chance to own this charming flat in a convenient location. Whether you're a first-time buyer or an experienced investor, this property offers great potential. Book a viewing today and envision the possibilities that await you at The Courtyard!

# The Courtyard, Burnley, BB11 3PJ

£85,000



- Spacious Flat - Sold with Tenant in Situ
- Fitted Kitchen
- Secure Allocated Parking
- EPC Rating C
- One Bedroom
- Open Plan Living
- Tenure Leasehold
- Three Piece Bathroom Suite
- Investment Opportunity
- Council Tax Band A

## Entrance

UPVC front door and stairs to entrance.

## Open Plan Kitchen/Living Area

20'9 x 11'4 (6.32m x 3.45m)

Two UPVC double glazed windows, central heating radiator, coving, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashback, integrated oven with four ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, electric wall mounted fire, television point, part vinyl flooring and door inner hall.

## Inner Hall

8'0 x 2'10 (2.44m x 0.86m)

Coving, loft access, doors leading to bedroom one, bathroom and storage.

## Bedroom One

12'11 x 9'3 (3.94m x 2.82m )

UPVC double glazed window, central heating radiator and coving.

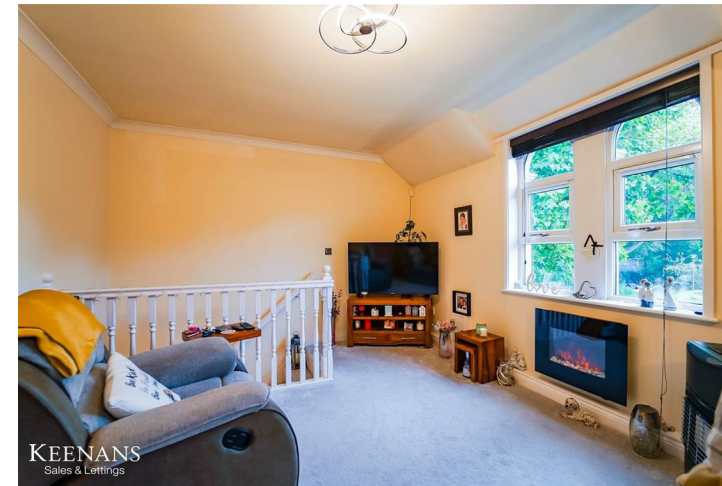
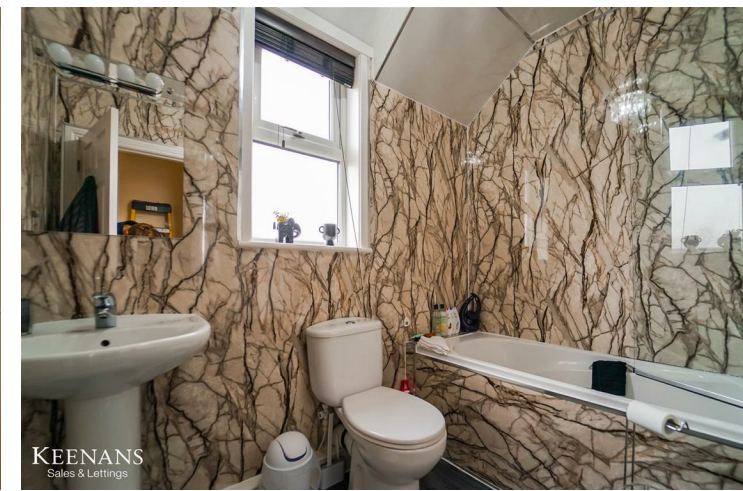
## Bathroom

8'2 x 5'9 (2.49m x 1.75m )

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, dual flush WC, PVC panel elevations, extractor fan and wood effect laminate flooring.

## External

Gated access and secure allocated parking.



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