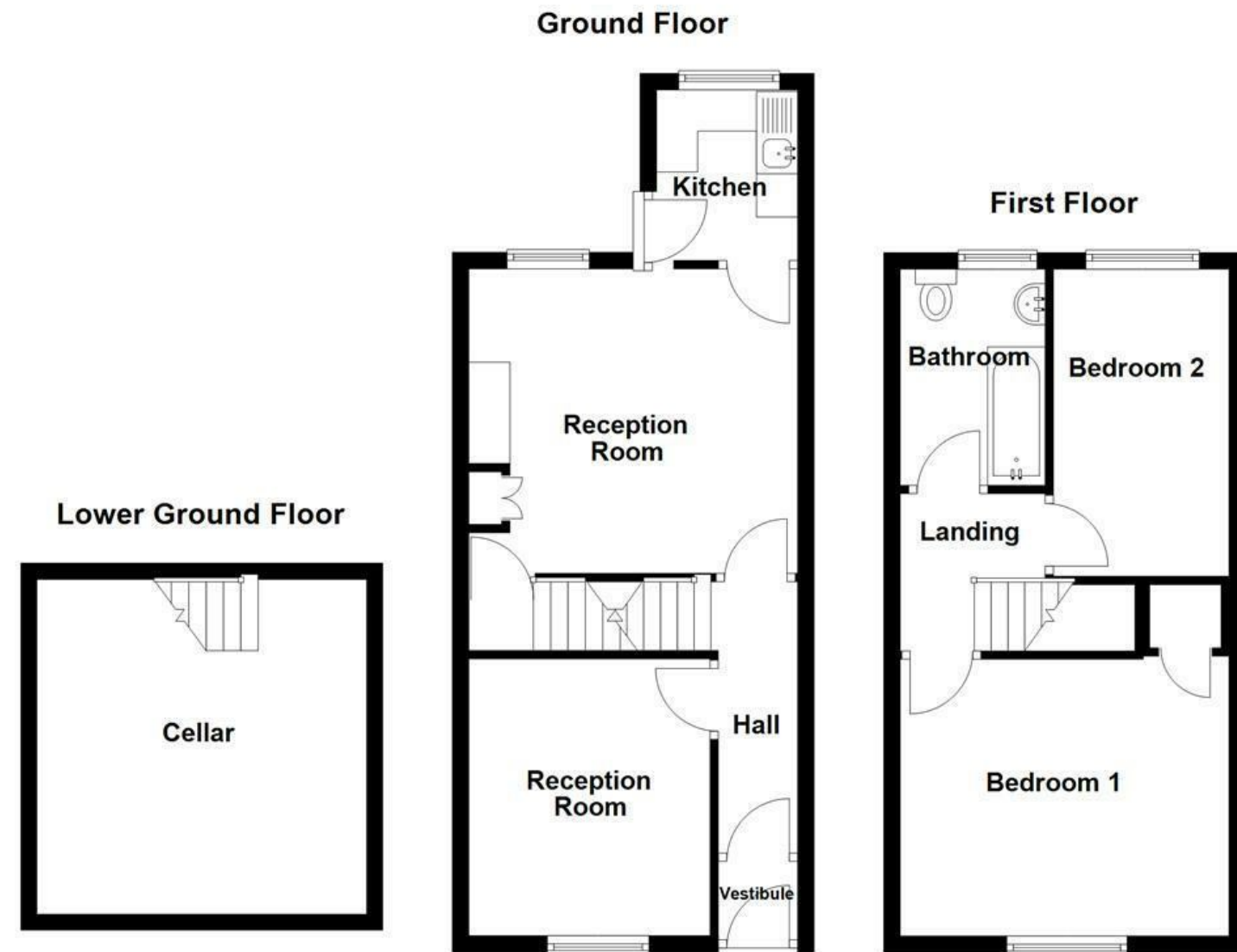




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>83</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>46</b> |           |
| (1-20) <b>G</b>                             |           |           |
| 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.



## Albert Street, Burnley, BB11 3DB

### £59,950

#### TWO BEDROOM INVESTMENT OPPORTUNITY

Nestled in the heart of Burnley on Albert Street, this charming mid-terrace house presents an excellent investment opportunity. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The inviting layout is perfect for those seeking a comfortable living environment.

The house features two bedrooms, providing a cosy retreat for residents or guests. The bathroom is conveniently located, ensuring practicality for everyday living. This property is ideal for first-time buyers, small families, or investors looking to expand their portfolio in a thriving area.

Albert Street is situated within a vibrant community, offering easy access to local amenities, schools, and transport links. The surrounding area boasts a rich history and a welcoming atmosphere, making it an attractive place to call home.

With its potential for rental income and the possibility of adding value through modernisation, this mid-terrace house is a promising prospect for those looking to invest in Burnley. Do not miss the chance to explore this delightful property and envision the possibilities it holds.



# Albert Street, Burnley, BB11 3DB

## £59,950

 **2**  **1**  **2**  **E**

- Terraced Property
  - Two Reception Rooms
  - On Street Parking
  - EPC Rating: E
- Two Bedrooms
  - Fitted Kitchen
  - Tenure: Freehold
- Investment Opportunity
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
4' x 3'2 (1.22m x 0.97m)  
UPVC double glazed frosted entrance door, wood effect lino and hardwood frosted door to hall.

**Hall**  
10'1 x 3'2 (3.07m x 0.97m)  
Central heating radiator, wood effect laminate floor, stairs to first floor and doors to two reception rooms.

**Reception Room One**  
11' x 9'7 (3.35m x 2.92m)  
UPVC double glazed part frosted window, central heating radiator, coving and wood effect flooring.

**Reception Room Two**  
13'8 x 12'2 (4.17m x 3.71m)  
UPVC double glazed part frosted window, central heating radiator, tiled fireplace, storage, wood effect laminate floor, door to stairs for lower ground floor and door to kitchen.

**Kitchen**  
5'10 x 5'8 (1.78m x 1.73m)  
UPVC double glazed frosted window, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for freestanding cooker, part tiled elevation, lino flooring and hardwood door to rear.

### Lower Ground Floor

**Cellar**  
13'4 x 13'4 (4.06m x 4.06m)  
Lighting.

### First Floor

**Landing**  
6'4 x 6' (1.93m x 1.83m)  
Loft access, wood effect lino flooring and doors to two bedrooms and bathroom.

**Bedroom One**  
413'4 x 10'9 (125.98m x 3.28m)  
UPVC double glazed window, central heating radiator, storage and lino flooring.

**Bedroom Two**  
13'8 x 7' (4.17m x 2.13m)  
UPVC double glazed window, central heating radiator and coving.

**Bathroom**  
10'4 x 6'1 (3.15m x 1.85m)  
UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap and rinse head, storage, Ariston boiler, part tiled elevation and wood effect lino flooring.

### External

**Rear**  
Enclosed yard with gated access to rear.



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