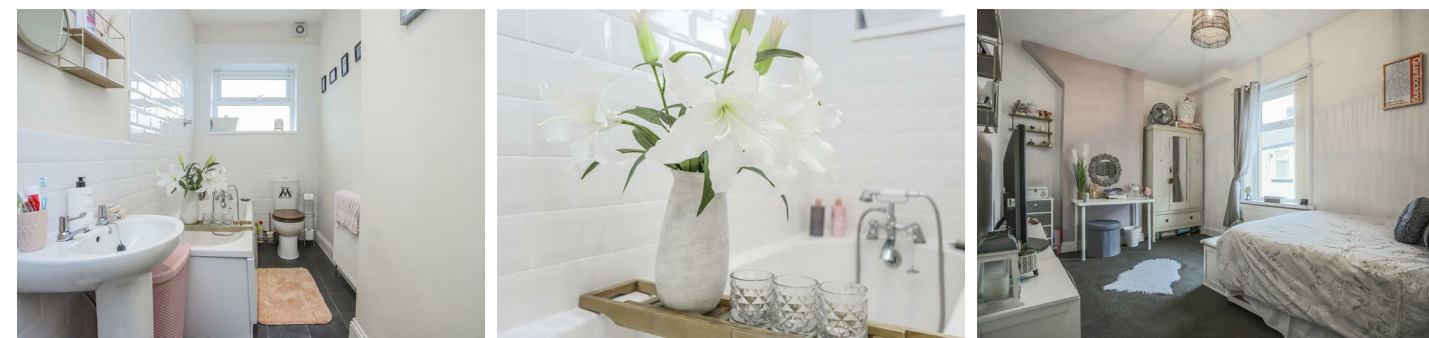




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		31	
(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.

## Pritchard Street, Burnley, BB11 4JY

### Offers Over £65,000

A TASTEFULLY PRESENTED, TWO BEDROOM TERRACED HOME PERFECT AS A FIRST TIME BUY OR RENTAL INVESTMENT! Presented to the market in a highly considered area of Burnley, stands this beautifully maintained, two-bedroom terraced home. With a tasteful décor, spacious rooms and a private enclosed yard, the property would perfectly suit a couple or first-time buyer. Situated within close proximity of schools, amenities and motorway links to Bury and Manchester, the property comprises briefly;

Entrance into a vestibule which guides you into a generous reception room. The reception room allows through access via an opening to a second reception room which in turn leads to a fitted kitchen and a staircase to the first floor. To the first floor, you will find two bedrooms and a house bathroom.

Viewings can be arranged by calling our Burnley team today.



# Pritchard Street, Burnley, BB11 4JY

## Offers Over £65,000

 2  1  2  F

- Exceptional Mid Terraced Property
- Contemporary Fitted Kitchen
- Enclosed Yard To The Rear
- Close To Well Regarded Schools And Nurseries.
- Two Generous Bedrooms
- Three Piece Bathroom Suite
- Short Walk To Scott Park
- Spacious Living Areas
- Character Features
- Close To Commuter Links

### Internal

#### Ground Floor

##### Vestibule

Wood effect flooring and hardwood door to reception room one.

##### Reception Room One

14'9 x 10'9 (4.50m x 3.28m)

UPVC double glazed window, central heating radiator, television point, log burner to chimney breast and open to reception room two

##### Reception Room Two

13'3 x 11'8 (4.04m x 3.56m)

UPVC double glazed window, central heating radiator, television point, stairs to first floor and doors to kitchen, under stairs storage.

##### Kitchen

12'3 x 9'7 (3.73m x 2.92m)

UPVC double glazed window and door to the rear, wood effect flooring, white gloss wall and base units, granite effect surfaces, tile splash backs, stainless steel sink and drainer with mixer tap, electric oven, gas hob, extractor fan, spot lights and space for fridge freezer.

#### First Floor

##### Landing

10'9 x 2'9 (3.28m x 0.84m)

Central heating radiator, loft access and doors to two bedrooms and bathroom.

##### Bedroom One

15'9 x 9'9 (4.80m x 2.97m)

UPVC double glazed window, central heating radiator and television point.

##### Bedroom Two

9'7 x 6'9 (2.92m x 2.06m)

UPVC double glazed window, central heating radiator and television point.

##### Bathroom

12'7 x 8'9 (3.84m x 2.67m)

UPVC double glazed frosted window, panelled bath with chrome telephone taps, pedestal wash basin, dual flush WC, central heating radiator and part tile elevations.

#### External

##### Rear

Enclosed yard to the rear.



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