



Falcon & Foxglove

60 Scarlett Street, Burnley BB11 4LQ



Needing a full refurbishment is this two bedroom mid-terrace property in Burnley. Comprising also of a spacious lounge, living room, extended kitchen, cellar rooms and first floor family bathroom. The property benefits also from double glazing, gas central heating & rear yard.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- Two Bedrooms
- Spacious Lounge
- Living Room
- Extended Kitchen
- No Chain
- Refurbishment Property
- Council Tax Band A
- Leasehold (880+ Years)
- EPC Rating F
- Two Cellar Rooms

£40,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

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Entrance Vestibule
1.15m x 0.99m (3ft 9" x 3ft 3")

Entrance Hall
2.95m x 0.99m (9ft 8" x 3ft 3")

Lounge
3.22m x 3.04m (10ft 6" x 9ft 11")

Double glazed window to the front of the property

Carpeted flooring

Door to the cellar

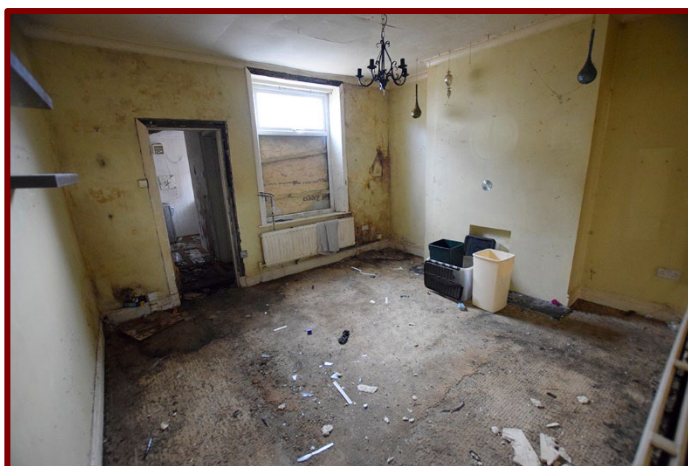


Living Room
4.17m x 3.87m (13ft 8" x 12ft 8")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



Kitchen
4.04m x 1.45m (13ft 3" x 4ft 9")

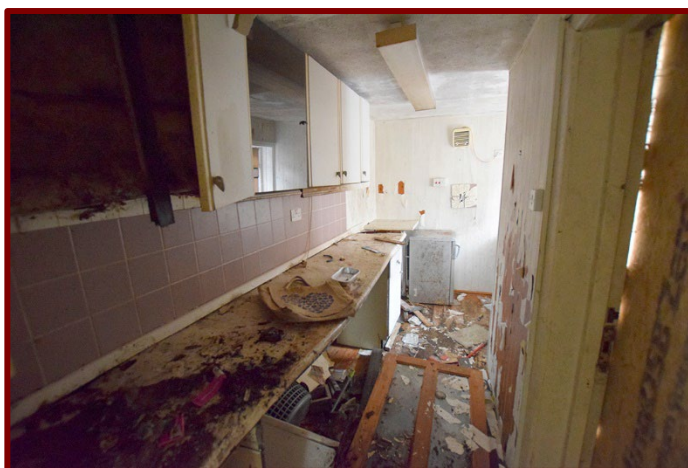
Double glazed window to the side of the property

Wall and base units

Laminate work surfaces

Stainless steel sink unit

Plumbing for automatic washing machine



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Landing

2.19m x 1.51m (7ft 2" x 4ft 11")

Carpeted flooring

Bedroom One

4.20m x 3.22m (13ft 9" x 10ft 6")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



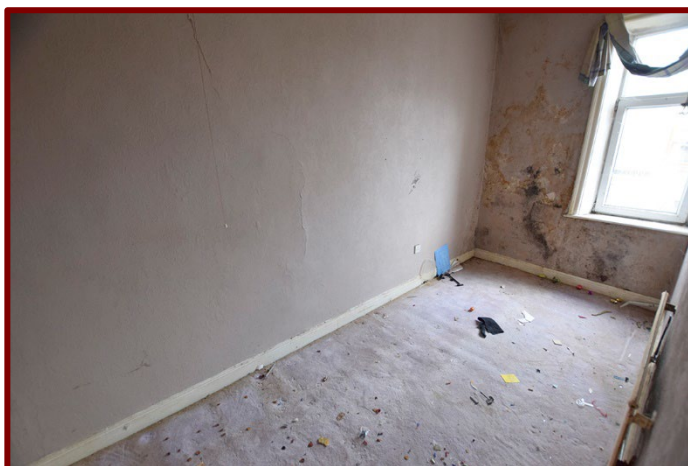
Bedroom Two

4.80m x 1.87m (15ft 9" x 6ft 1")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator



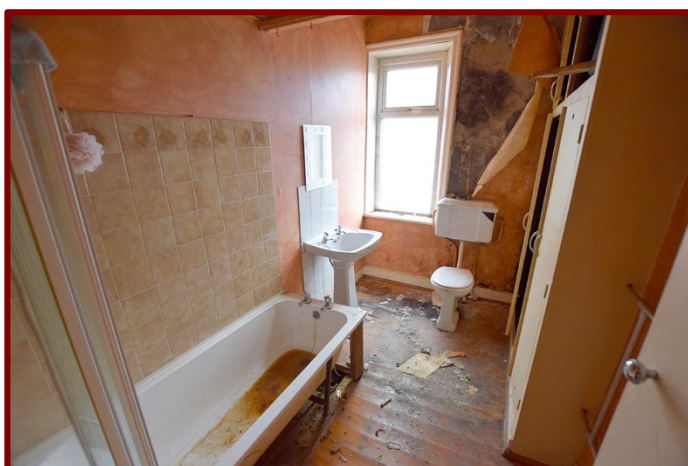
Bathroom

3.14m x 2.23m (10ft 3" x 7ft 3")

Double glazed frosted window to the rear of the property

Panelled bath with electric shower over

Pedestal hand wash basin and low level w.c.



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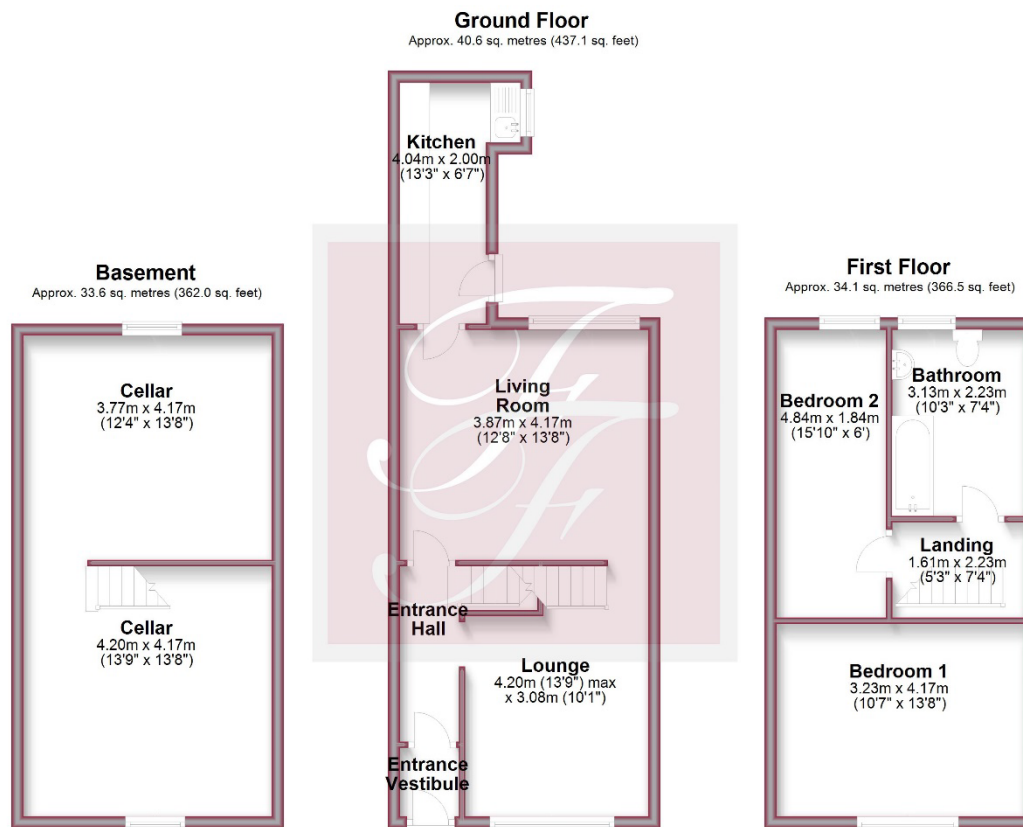
Cellar Rooms



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Total area: approx. 108.3 sq. metres (1165.6 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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