



20 Pine Street

, Burnley, BB11 3AE

Offers in excess of £55,000



Within easy walking distance of Burnley Town Centre, local amenities and Turf Moor, this spacious two bedroom property would be the ideal investment property - a welcomed addition to any property portfolio.

Briefly comprising of spacious lounge (14'2 x 13'1), modern kitchen diner with integrated oven & hob (12'8 x 10'9), two bright bedrooms (12'9 x 8'8 & 10'6 x 9'5) and an internal three-piece family bathroom with over bath shower. To the rear, there is an enclosed rear yard.

Additional benefits include uPVC Double Glazing & Gas Fired Central Heating throughout.

Call us now on 01282 476732 or email sales@burnleysl.co.uk for further details!

EPC: Current: C 74, Potential B 88

Council Tax:- Band A, Burnley Borough Council

Leasehold:- 999 years leasehold with 852 years remaining; on a peppercorn rent of circa £1.00 per annum



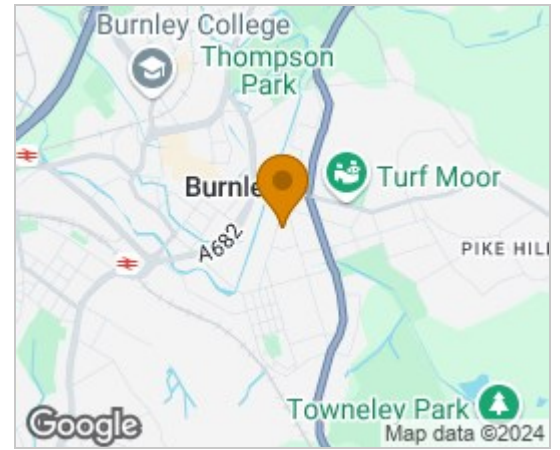
Bedroom One 12'9 x 8'8 (3.89m x 2.64m)

Bedroom Two 10'61 x 9'57 (3.05m x 2.74m)

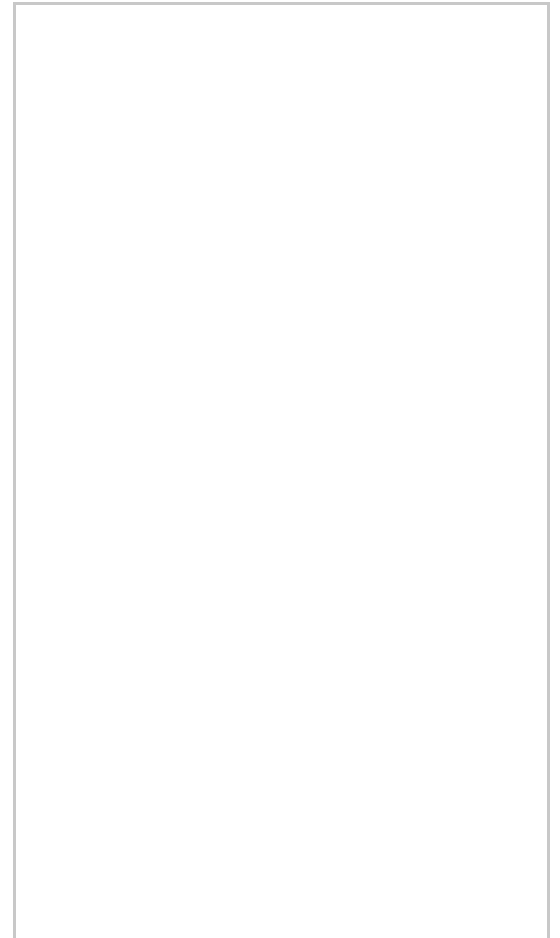
Kitchen 12'83 x 10'97 (3.66m x 3.05m)

Lounge 14'24 x 13'01 (4.27m x 3.99m)

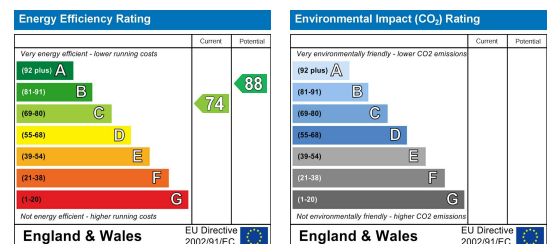
Area Map



Floor Plans



Energy Efficiency Graph



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.