



Burnley Sales
& Lettings Ltd.

- 01282 476 732
- sales@burnleysl.co.uk
- 78 Coal Clough Lane,
Burnley, BB11 4NW



30 Palace Street
, Burnley, BB12 6EA

Asking price £95,000



Located on this quiet residential street in the ever-popular Gannow area, this charming two-bedroom mid-terrace property offers generous living space and plenty of potential, making it an ideal purchase for first-time buyers, growing families & investors.

Upon entering, you are greeted by a welcoming vestibule that leads into the first of two spacious reception rooms. The front reception is bright and inviting, flexible for use as a dining room, second lounge or home office.



Floor Plans

To the rear, the second reception room allows for a cosy living area.

The property boasts a well-designed kitchen extension, offering ample storage and workspace, complete with integrated oven & gas hob.

Following the stairs to the first floor, you find two well-proportioned bedrooms, both offering plenty of natural light and comfortable living space. The fantastic accommodation on offer is completed by a modern three-piece family bathroom, with additional electric shower over bath.

Externally, the property benefits from a private rear yard, providing an outdoor space that could be developed into a pleasant low-maintenance garden.

Situated in a popular and well-connected area, Palace Street offers easy access to Burnley Town Centre, good local schools, shops and major transport links. This home combines practical features with a contemporary feel and would be ready to move into!

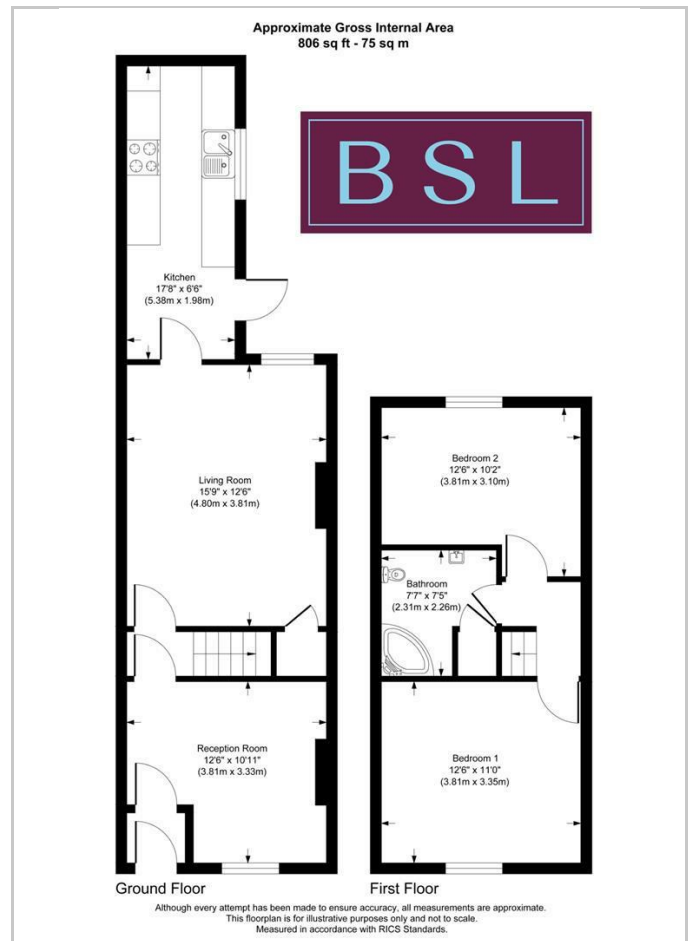
Owner's statements: "It has been a perfect first home for us, served us well and can't wait to pass it on to the next owners to make many more memories"

For more information, or to arrange a viewing, call us today on 01282 476732 or email sales@burnleysl.co.uk.

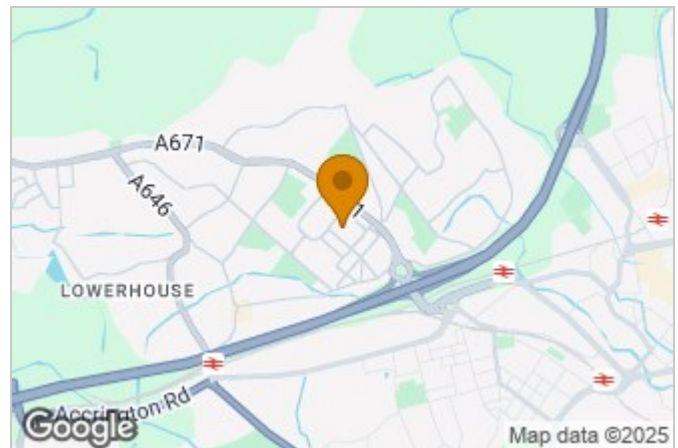
EPC:- Current D (63), Potential C (76)

Council Tax:- Band A, Burnley Borough Council

Leasehold – Leasehold - 999 Year Lease from 1906, £1.9s.0d p/annum (Nominal)



Area Map



Accommodation Details

Reception Room One 12'06 x 10'11 (3.81m x 3.33m)

Reception Room Two 15'09 x 12'06 (4.80m x 3.81m)

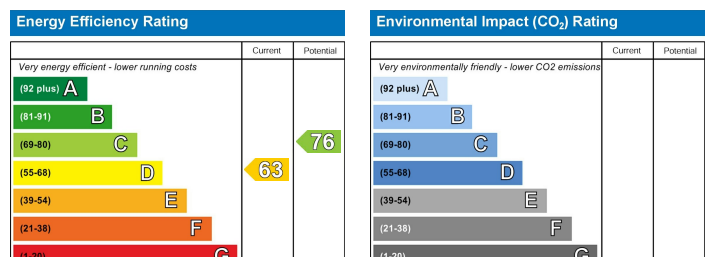
Kitchen 17'08 x 6'06 (5.38m x 1.98m)

Bedroom One 12'06 x 11'00 (3.81m x 3.35m)

Bedroom Two 10'02 x 12'07 (3.10m x 3.84m)

Bathroom 7'07 x 7'05 (2.31m x 2.26m)

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.