



Apartment 3, Hammerton Street

Burnley

Offers in the Region of: £119,950



**Pendle Hill
Properties**



*Apartment 3, Hammerton Street,
Burnley*

*£119,950 Offers in the
Region of*

A well-presented one-bedroom apartment briefly comprises an open plan kitchen/living room, one bedroom, bathroom, courtyard, and parking space.



LOUNGE/BREAKFAST KITCHEN

A spacious open plan lounge briefly comprises carpeted flooring, radiator, ceiling spotlights, and French connecting doors to the front of the property.

KITCHEN / BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall-mounted units with laminate worktops briefly comprises a three-ring induction hob with overhead extractor, integrated fridge/freezer, oven, washer/dryer, stainless steel sink, and drainer, with mixer tap, laminate flooring, ceiling spotlights, and a breakfast bar.

BEDROOM

A spacious double bedroom with a double-glazed window overlooking the front of the property briefly comprises carpeted flooring, radiator, ceiling spotlights, and light point.

BATHROOM

A family bathroom briefly comprising a walk-in shower with overhead rainfall attachment, combination vanity unit with low-level WC and basin, towel warmer, laminate flooring, and ceiling spotlights.

EXTERNAL

To the front is a communal courtyard garden providing access to the street.

The property has a car park to the side with a parking space available to lease.

ADDITIONAL INFORMATION

Tenure = Leasehold, £100 rent, 996 years remaining.

Council Tax Band = A

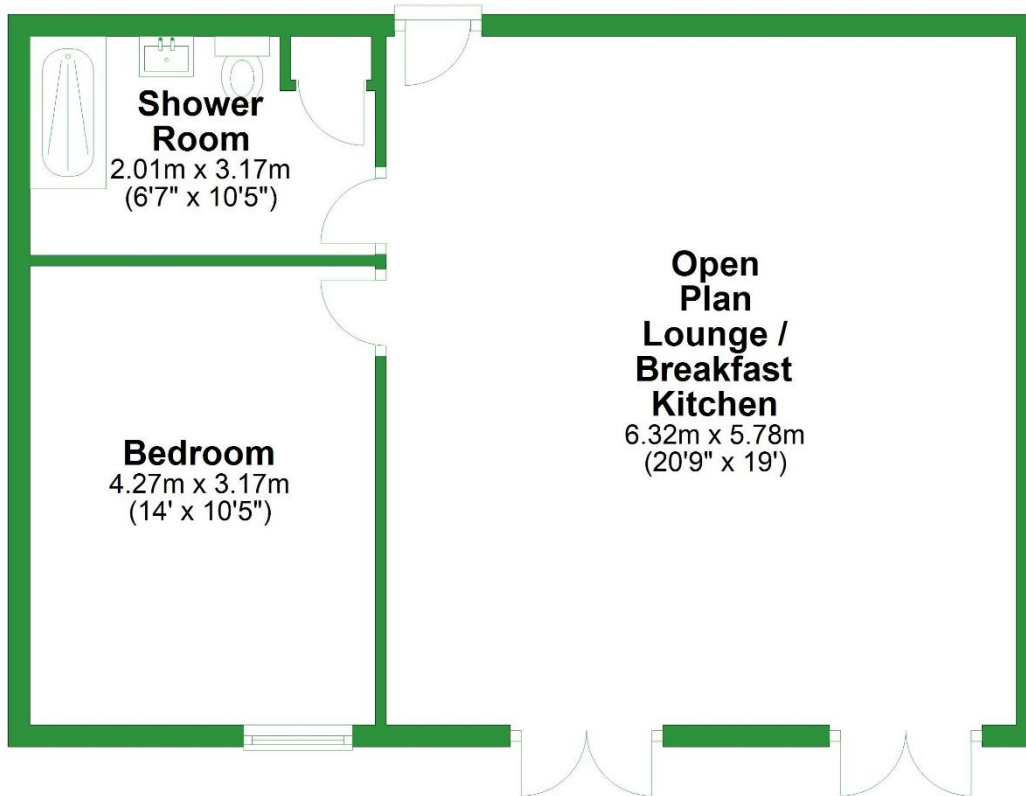
Management Fees = £91 per month





Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



Total area: approx. 57.2 sq. metres (615.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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