

Because life is

PettyTM
Real

75 Melville Street
Burnley
BB10 3EW



For Sale

Asking Price £84,950

- No Onward Chain
- Mid Terrace
- Popular Location
- Two Reception Rooms
- Fitted Kitchen

- Two Bedrooms
- HMO Opportunity
- Perfect For First Time Buyers
- Leasehold
- EPC Rated D



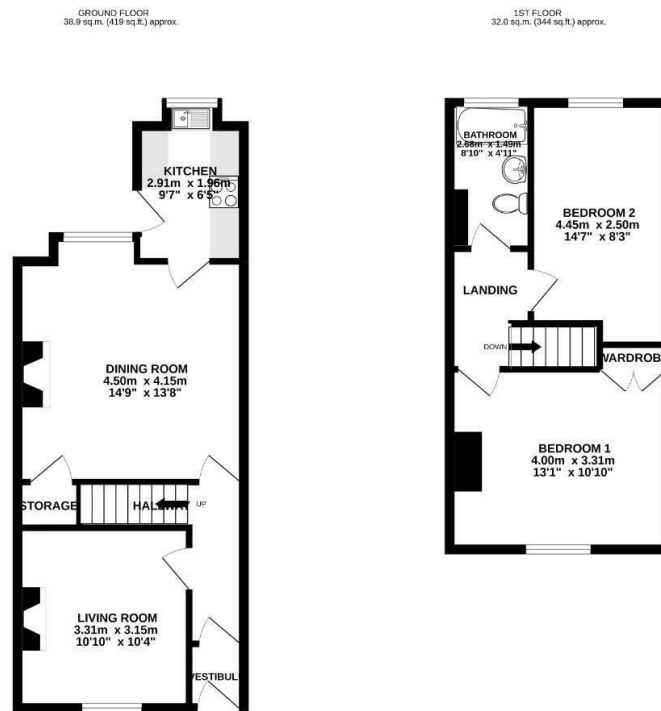
This mid-terrace property presents an excellent investment opportunity or first time purchase! Situated in a sought-after location close to Burnley General Hospital. The property has had a HMO license approved so could potentially be converted or used as a single let.

Upon entering, you are greeted by a cosy front living room featuring a gas fire, perfect for those chilly evenings. The rear dining room is spacious, boasting a second gas fire and a charming bay window that allows natural light to flood the space. The kitchen is well-appointed with matching wall, base, and drawer units, complemented by contrasting work surfaces, making it both functional and stylish.

Upstairs, the property offers two bedrooms. The master bedroom is a comfortable double, complete with fitted wardrobes for ample storage. The second bedroom is a generously sized single, ideal for a guest room or home office. The bathroom is fitted with a modern three-piece suite in white, including a low-level WC, pedestal hand wash basin, and a panelled bath with an overhead shower.

Externally, the property features a garden forecourt at the front, adding to its kerb appeal. To the rear, you'll find a private enclosed yard, offering a low-maintenance outdoor space.

With its prime location and well-proportioned living spaces, this property is a perfect investment opportunity, offering strong rental potential or an affordable first home. Don't miss out on this chance to secure a property in a highly convenient location.



TOTAL FLOOR AREA: 70.9 sq.m (763 sq ft) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, weights and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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