

Because life is

PettyTM
Real

4 Godiva Street
Burnley
BB10 1JE



For Sale

- Attention First Time Buyers / Investors!
- For Sale With No Onward Chain Delay.
- Large Reception Room.
- Kitchen Dining Space.
- Two Bedroom Mid Terrace.

Offers Over £80,000

- Three Piece Bathroom.
- Rear Garden Space.
- Council Tax Band: A.
- EPC Rating: C.
- Leasehold.

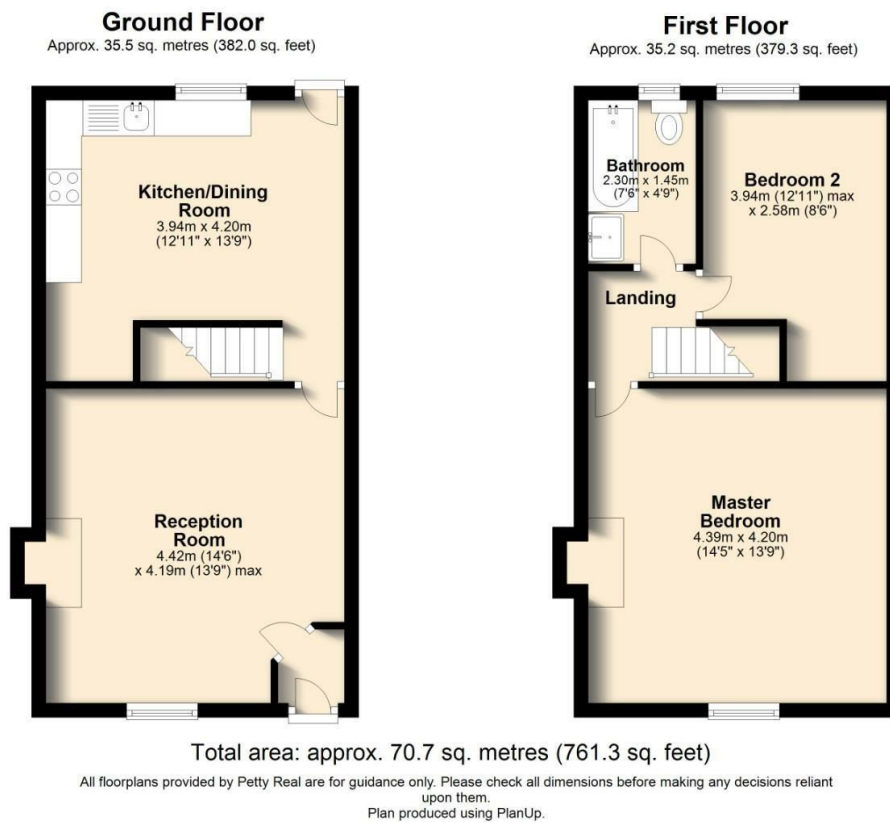


Welcome to Godiva Street, Burnley—a fantastic property offered with no onward chain, perfect for first-time buyers or investors.

Upon entering, you're greeted by a spacious reception room that provides excellent flexibility for various freestanding furniture arrangements, creating a cozy and functional living area. Beyond the reception room, the kitchen offers ample space for meal preparation, along with enough room to accommodate a dining table, making it a practical and inviting space for daily life.

Upstairs, the master bedroom overlooks the front of the property and boasts generous proportions, allowing for versatile freestanding furniture arrangements. Across the landing, the second bedroom offers great potential as a growing child's room or a home office. Completing the first floor is the three-piece family bathroom, which includes a bath with an overhead shower, sink, and toilet.

This property combines practicality and potential, making it an excellent opportunity for those looking to invest or step onto the property ladder.



Godiva Street, Burnley



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH
T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk