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23 Melville Street
Burnley
BB10 3DY



For Sale

Asking Price £89,950

- For Sale With No Onward Chain Delay!
- Ideal For First Time Buyers!
- Two Bedroom Mid Terrace Property.
- Two Reception Rooms.
- Three Piece Bathroom.

- Downstairs W/C.
- Large Kitchen Space.
- EPC Rating: D.
- Council Tax Band: A.
- Leasehold.



Welcome to Melville Street, Burnley – a fantastic opportunity for first-time buyers and investors alike! This charming two-bedroom mid-terrace home offers well-proportioned living spaces and a practical layout that suits modern living.

As you step through the front door and into the entrance hall, you are greeted by the first reception room on your right. This inviting space is ideal as a primary living area, with ample room to accommodate a TV, TV stand, coffee table, cabinets, and other furnishings to suit your needs.

Moving through to the second reception room, you'll find another generous living space that offers flexibility to be used as a dining area or an additional lounge. Its size allows for a variety of furniture arrangements, making it a versatile hub of the home. From here, you can access the kitchen, which provides ample counter space and storage both above and below, creating a functional and efficient cooking environment.

At the rear of the property, the ground-floor shower room is conveniently located and comprises a shower and toilet, with a sink situated just outside the room for added practicality.

Upstairs, the master bedroom spans the full width of the property, overlooking the front aspect. This spacious room can comfortably accommodate a large bed, wardrobes, bedside cabinets, and additional storage options. Across the landing, the family bathroom features a three-piece suite, including a bath with an overhead shower, a toilet, and a sink. The second bedroom, more suited to single proportions, is perfect for a child's bedroom, home office, or guest room, adding further versatility to the home.

This property is leasehold, with a 999-year lease from 1907, meaning approximately 881 years remain. The annual ground rent charge is £1.50. Council Tax Band A, payable to Burnley Council. The Energy Performance Certificate rating is currently D (57), with the potential to be improved to C (78), based on an assessment conducted in November 2020.



Melville 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.

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