

Because life is

PettyTM
Real

6 The Courtyard
Burnley
BB11 3PJ



For Sale

- Attention First Time Buyers / Investors!
- One Bedroom First Floor Apartment.
- Open Plan Reception, Kitchen Dining Area.
- Three Piece Bathroom.
- Off Road Secure Parking.

Offers In The Region Of £85,000

- Great Rental Potential.
- Situated 10 Minutes From Burnley Town Centre.
- Council Tax Band: A.
- EPC Rating: C.
- Leasehold.



Welcome to The Courtyard, Burnley – a modern and inviting one-bedroom first floor apartment, perfect for first-time buyers, couples looking to downsize, or savvy investors seeking a strong rental yield.

Upon entry, a private staircase leads you to a spacious and versatile open-plan living, kitchen, and dining area. This well-designed space offers flexibility for various furniture layouts, allowing you to create a cosy yet functional living environment that suits your lifestyle. The kitchen features sleek cabinetry with counter space along the rear and right walls, complete with an integrated fridge freezer for added convenience.

To the rear of the apartment, you'll find a modern three-piece bathroom suite, including a bath with overhead shower, washbasin, and WC – finished in a neutral style, ready to add your personal touch.

The generously sized bedroom provides ample room for a double or king-sized bed, wardrobe, and bedside cabinets, making it a comfortable and peaceful retreat.

Added benefits include secure gated off-road parking, offering peace of mind and extra security.

Located within easy reach of Burnley's amenities and transport links, this property is both a comfortable home and a promising investment opportunity.

Key Information:

EPC Rating: C

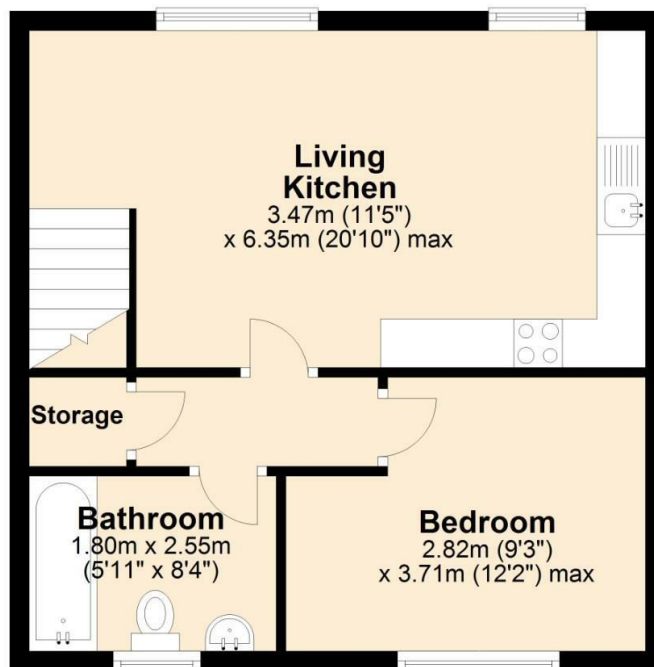
Council Tax Band: A (Burnley Council)

Leasehold – please ask the agent for further details on the lease and service charges

Don't miss the chance to own this fantastic property at The Courtyard – arrange your viewing today!

Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 40.6 sq. metres (436.8 sq. feet)



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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