

Because life is

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Real

16 Acre Street
Burnley
BB10 3HS



For Sale

- For Sale With No Onward Chain Delay.
- Ideal For Investors / First Time Buyers.
- Mid Terrace Property.
- Two Bedrooms.
- Large Reception Room.

Asking Price £85,000

- Kitchen Dining Space.
- Three Piece Bathroom.
- Front & Rear Garden.
- Situated Close To Burnley General Hospital.
- Leasehold | EPC Rating: C | Council Tax Band: A.



Petty Real are delighted to present to the market this charming two-bedroom mid-terrace property on Acre Street, Burnley. Offered for sale with no onward chain delay, it presents a fantastic opportunity for both first-time buyers and investors.

On entering through the front door, you are welcomed into a bright and spacious reception room, enhanced by a large front-facing window that floods the space with natural light. This room offers plenty of scope for various items of freestanding furniture, making it a perfect family living area.

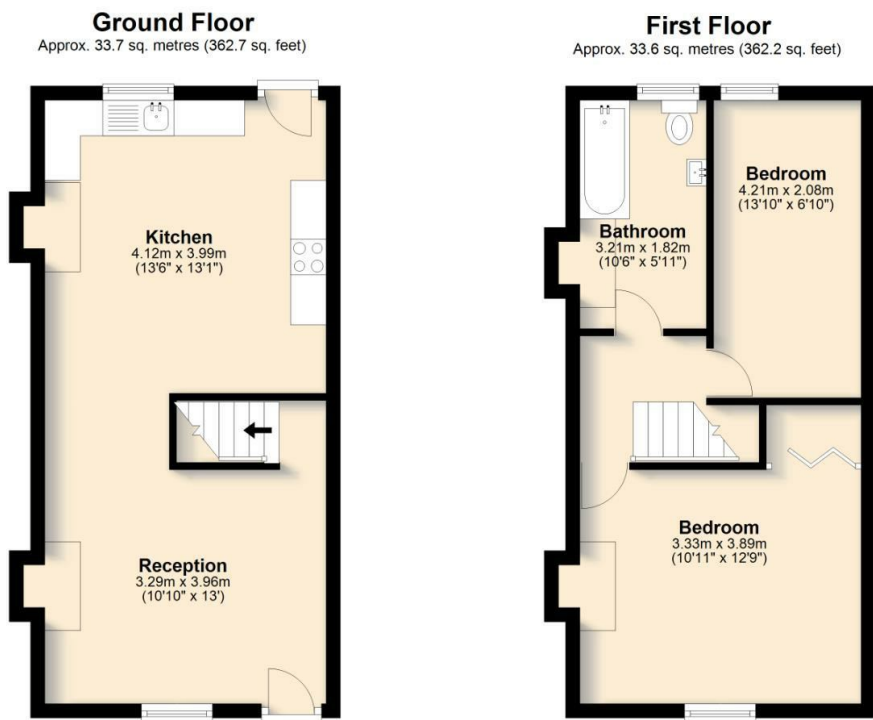
To the rear lies the well-proportioned kitchen diner. Fitted with counters to the rear and right-hand side, plus additional workspace on the left, it provides ample storage options above and below. The sink is ideally positioned beneath a window overlooking the rear yard, while the integrated oven and hob are neatly set into the right-hand counter. With plenty of space for a dining table, this room is both practical and sociable.

Ascending to the first floor, the master bedroom spans the width of the property at the front. This generous space accommodates a variety of freestanding furniture including a large bed, wardrobes, and bedside cabinets, and benefits from handy over-stairs storage. To the rear is the second bedroom, ideal as a child's room, guest bedroom, or home office.

Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising bath with overhead shower, WC, and wash basin.

Externally, the property enjoys a low-maintenance rear yard. Situated in a convenient location close to local amenities, schools, transport links, and Burnley town centre, this property is sure to appeal to a wide range of buyers.

Don't miss out—contact our Burnley branch today to arrange your viewing.



Total area: approx. 67.3 sq. metres (724.8 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

Acre Street, Burnley



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