

BSL

**Burnley Sales
& Lettings Ltd.**

01282 476 732
sales@burnleysl.co.uk
78 Coal Clough Lane,
Burnley, BB11 4NW



**Ronald Street
, Burnley, BB12 6EX**

Offers over £70,000



Situated on this quiet residential street in ever-popular Rosegrove area, this deceptively spacious two-bedroom terrace property - with ideal links to the M65 & train networks, local amenities & good schools - is now ready to become the perfect family home.

On the ground floor, you find two spacious reception rooms (13'07 x 13'04 & 13'07 x 11'02),



Floor Plans

the second of which opens through to the modern kitchen extension (11'10 x 7'02). Following the stairs to the first floor, you find the bright bedrooms (13'07 x 10'04 & 13'07 x 7'09) and a three-piece family bathroom with over bath shower.

Additional benefits include full uPVC double glazing & Gas Fired Central Heating throughout.

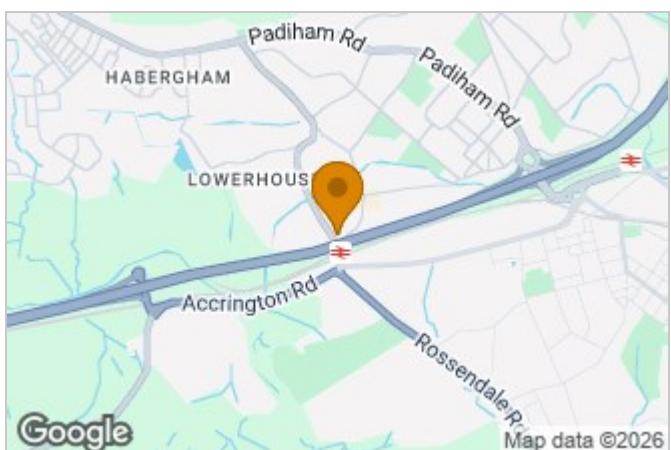
As previous rental property - with current compliance documentation - this property could achieve high rental yields & would be a welcomed addition to any portfolio.

Call us today on 01282 476732 to organise a viewing today.

Tenure - Leasehold (999 Years from 1900 - £1.6s.6d p/a - Presumed Absent)
Council Tax: Band A - Burnley Council
EPC: Current D 60, Potential B 83
NB: All measurements above are "max" sizes and should be used as a guide only



Area Map



Accommodation Details

Reception Room One 13'07 x 13'04 (4.14m x 4.06m)

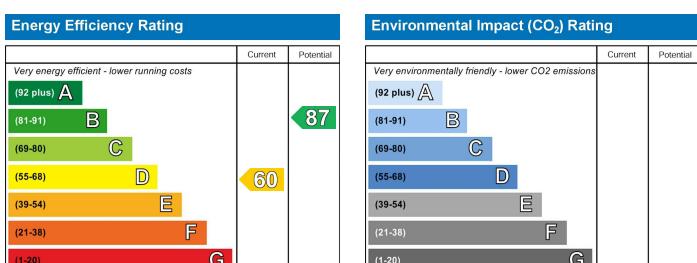
Reception Room Two 11'02 x 13'07 (3.40m x 4.14m)

Kitchen 11'10 x 7'02 (3.61m x 2.18m)

Bedroom One 13'07 x 10'04 (4.14m x 3.15m)

Bedroom Two 13'07 x 7'09 (4.14m x 2.36m)

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.