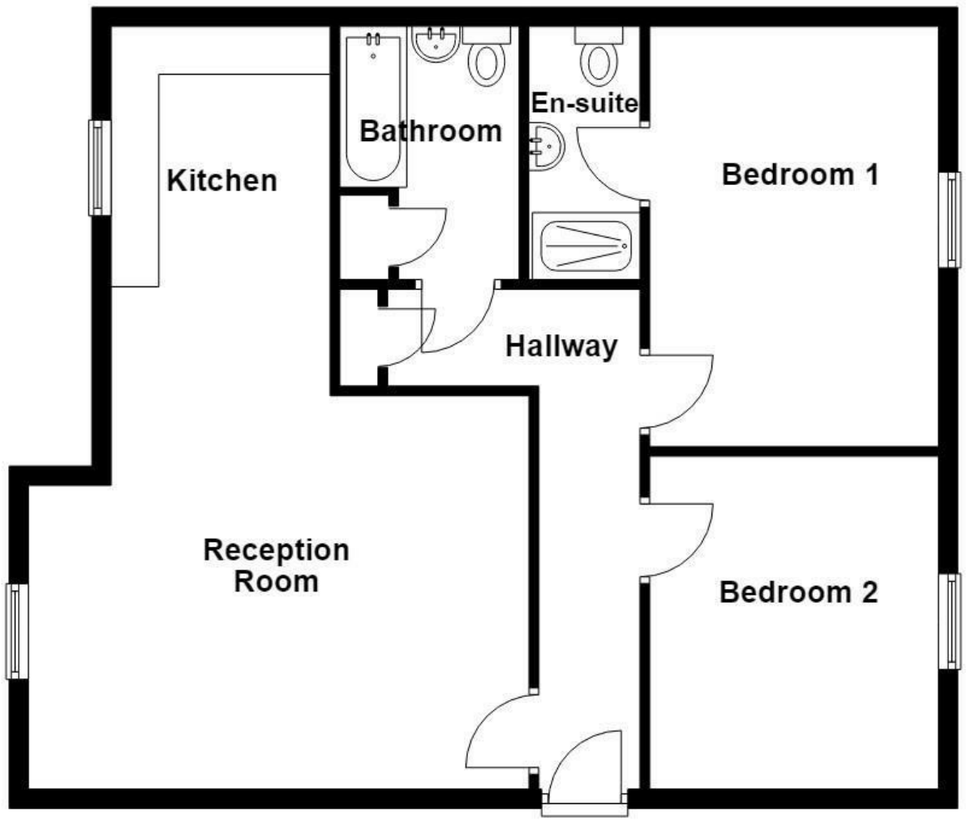
Keenans

## Apartment

Approx. 71.6 sq. metres (771.2 sq. feet)

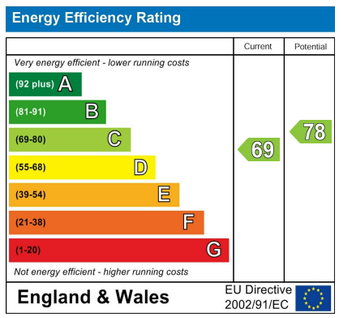











# Clayton Fold, Burnley, BB12 6JD

## £85,000

A FANTASTIC TWO BEDROOM TOP FLOOR APARTMENT IN BURNLEY - SOLD WITH SITTING TENANT

Nestled in the charming area of Clayton Fold, Burnley, this top-floor apartment presents an excellent opportunity for investors seeking a promising addition to their portfolio. The property boasts convenient access to Burnley, ensuring that residents can enjoy the vibrant local amenities and transport links that the town has to offer.

The apartment is well-suited for those looking for a low-maintenance investment, with its appealing layout and modern features. The top-floor position not only provides a sense of privacy but also allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the living spaces.

With Burnley's excellent transport connections, commuting to nearby towns and cities is both easy and efficient, making this property an attractive option for potential tenants. The surrounding area is rich in local culture and community spirit, further enhancing the appeal of this residence.

In summary, this top-floor apartment in Clayton Fold is a fantastic investment opportunity, combining a desirable location with great accessibility. Whether you are looking to expand your investment portfolio or seeking a property with strong rental potential, this apartment is certainly worth considering.

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.

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# Clayton Fold, Burnley, BB12 6JD

## £85,000

2 2 1 C

- Top Floor Apartment
- En Suite To Main Bedroom
- Communal Gardens & Parking
- EPC Rating C
- Fitted Kitchen
- Three Piece Bathroom
- Leasehold
- Open Plan Reception Room
- Neutral Finish
- Council Tax Band B

### Hallway
17'2 x 3'6 (5.23m x 1.07m)

### Reception Room
17'2 x 13'6 (5.23m x 4.11m)

### Kitchen
15'10 x 7'6 (4.83m x 2.29m)

### Bathroom
8'9 x 6'2 (2.67m x 1.88m)

### Bedroom One
14'5 x 10'4 (4.39m x 3.15m)

### En Suite
8'8 x 3'10 (2.64m x 1.17m)

### Bedroom Two
11'5 x 9'11 (3.48m x 3.02m)











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