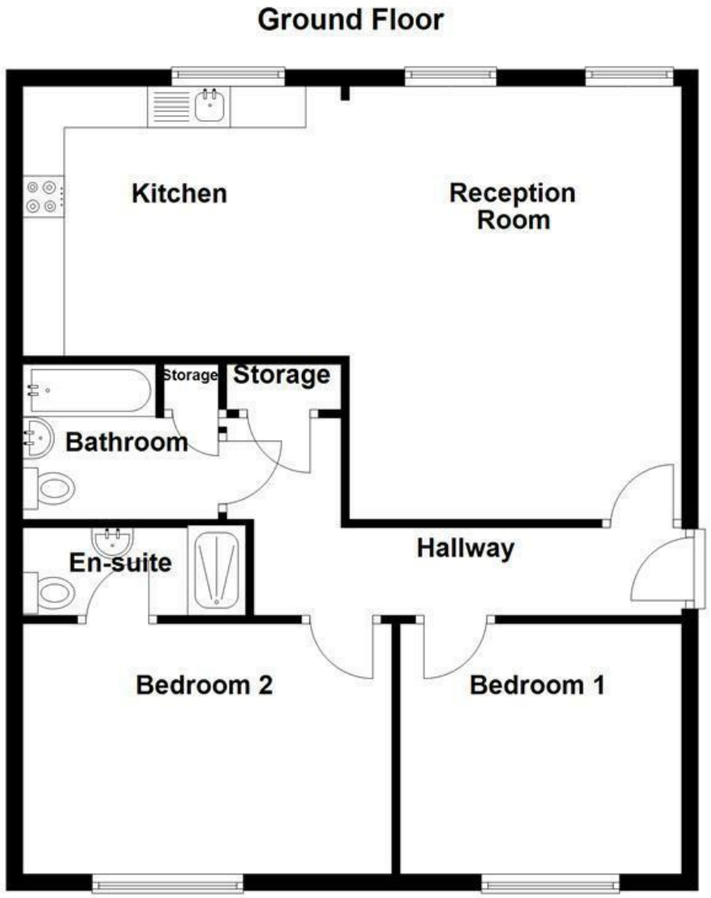
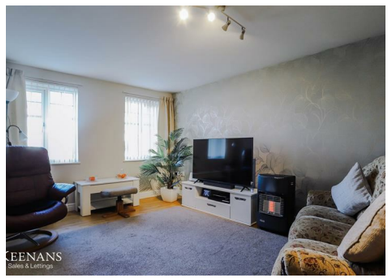
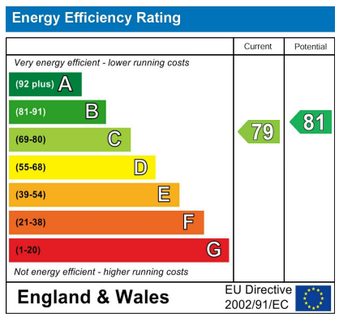
KEENANS
Sales & Lettings







Clayton Fold, Burnley, BB12 6JD

£85,000

WELL MAINTAINED GROUND FLOOR APARTMENT - SOLD WITH TENANT IN SITU

Situated on Clayton Fold, Burnley, this charming ground floor apartment presents an excellent opportunity for an investor. Built in 2007, this new build property has been meticulously maintained, ensuring a welcoming and comfortable living environment.

The apartment boasts a prime location, offering easy access to local amenities, transport links, and green spaces, making it an ideal choice for those seeking convenience and a vibrant community atmosphere. With a tenant already in situ, this property is not only ready for immediate occupancy but also serves as a perfect investment opportunity, allowing you to start generating rental income from day one.

The well-maintained interior provides a blank canvas for personalisation, while the modern design elements reflect contemporary living standards. This property is a rare find in the current market, combining practicality with potential for growth.

Whether you are looking to make a home or expand your property portfolio, this apartment in Clayton Fold is a remarkable choice that should not be overlooked.

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

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- Tenure Leasehold
- Allocated Parking
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band B
- Ideal Investment Opportunity
- Sought After Area
- EPC Rating TBC
- Two Generously Sized Bedrooms
- Easy Access To Major Network Links

Entrance

Door to hallway.

Hallway

17' x 3'6 (5.18m x 1.07m)

Doors to reception room, two bedrooms, bathroom, storage, spotlights, wood effect flooring and central heating radiator.

Reception Room

17'2 x 13'2 (5.23m x 4.01m)

Two UPVC double glazed windows, two electric radiators, smoke alarm, television point, wood effect laminate flooring and open access to kitchen.

Kitchen

12' x 7'6 (3.66m x 2.29m)

UPVC double glazed window, range of wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, stainless steel splash back, extractor hood, plumbed for washing machine, dishwasher, space for fridge freezer, spotlights and wood effect laminate flooring.

Bedroom One

11'2 x 9'11 (3.40m x 3.02m)

UPVC double glazed window, electric radiator and wood effect laminate flooring.

Bedroom Two

14'8 x 9'11 (4.47m x 3.02m)

UPVC double glazed window, electric radiator, wood effect laminate flooring and door to en suite.

En Suite

8'8 x 3'9 (2.64m x 1.14m)

Dual flush WC, pedestal wash basin with mixer tap, shaving point, enclosed double direct feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

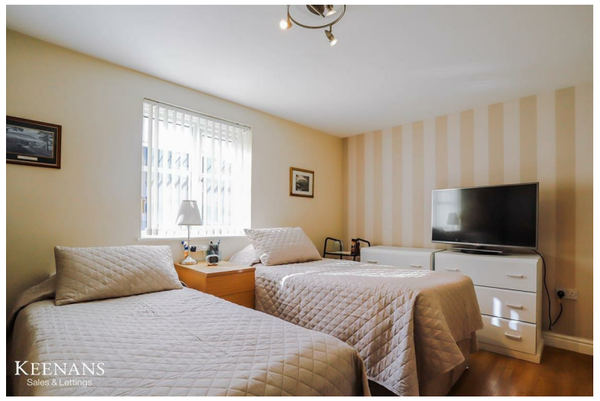
Bathroom

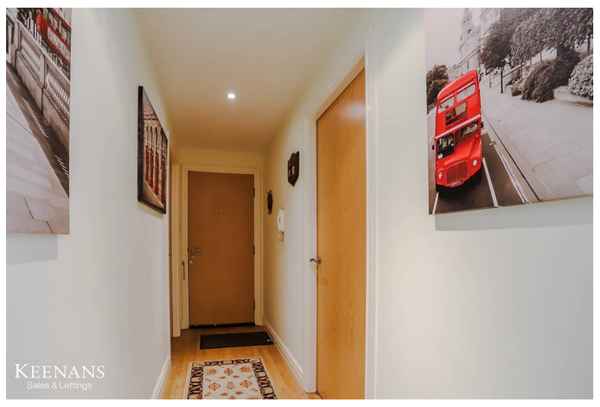
8'6 x 6'2 (2.59m x 1.88m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed shower, tiled elevation, extractor fan, spotlights, airing cupboard, Telford Tempest and stainless boiler.

External

Communal outdoor garden space.





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