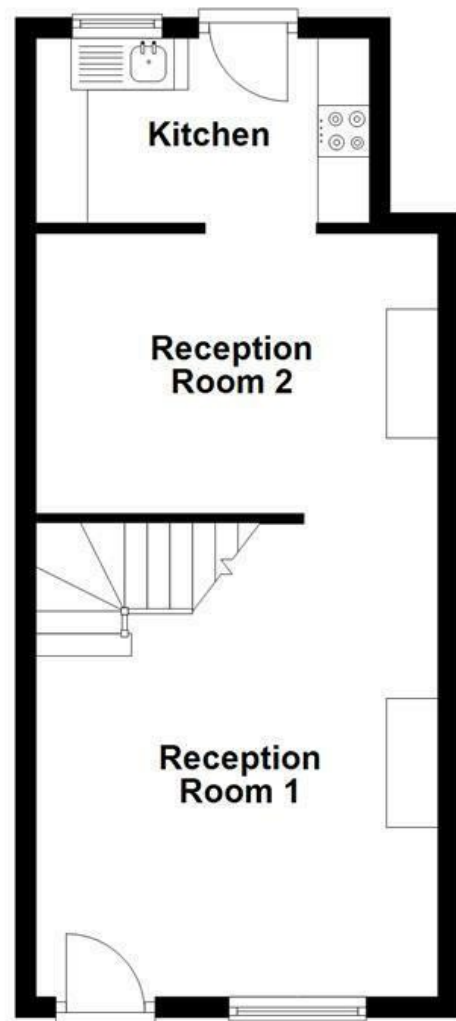
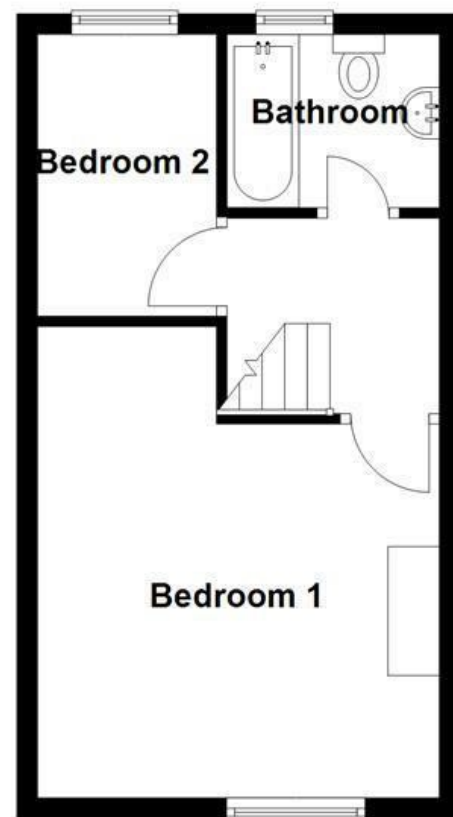


Ground Floor



First Floor



Wordsworth Street, Burnley, BB12 6QE

£85,000

IDEAL RENTAL INVESTMENT

Nestled on the charming Wordsworth Street in Burnley, this mid-terrace property presents an excellent opportunity for those seeking a rental investment. The house features two well-proportioned bedrooms, making it ideal for small families or professionals. The accommodation includes two comfortable reception rooms, perfect for relaxation or entertaining guests, alongside a three-piece bathroom suite that caters to all your essential needs.

One of the standout features of this property is its convenient location. It is situated close to various bus routes, ensuring easy access to local schools and a range of amenities. Additionally, the property benefits from excellent network links to Accrington, Pendle, and major motorway connections, making commuting a breeze.

This home not only offers a practical living space but also the potential for a sound investment in a thriving area. Whether you are looking to expand your property portfolio or seeking a comfortable residence, this terraced house on Wordsworth Street is certainly worth considering.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Wordsworth Street, Burnley, BB12 6QE

£85,000

 **2**  **1**  **1**  **E**

- Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Ideal Rental Investment
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Reception Room One

15'01 x 12'10 (4.60m x 3.91m)
UPVC double glazed window, central heating radiator, two feature wall lights, gas fire with granite effect surfaces, two feature wall lights, open to reception room, two and stairs to first floor.

Reception Room Two

12'10 x 8'11 (3.91m x 2.72m)
Central heating radiator, gas fire with granite effect hearth and surround, smoke alarm, feature wall light and open to kitchen.

Kitchen

8'5 x 5'11 (2.57m x 1.80m)
UPVC double glazed window, range of panelled wall and base units, granite effect surfaces, tiled splashback, stainless steel sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge, plumbing for washing machine, tiled effect flooring and UPVC double glazed door to rear.

First Floor

Landing

7'1 x 5'8 (2.16m x 1.73m)
Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

15'1 x 12'1 (4.60m x 3.68m)
UPVC double glazed window and central heating radiator.

Bedroom Two

9'3 x 5'2 (2.82m x 1.57m)
UPVC double glazed window and central heating radiator.

Bathroom

7'2 x 5'9 (2.18m x 1.75m)
UPVC double glazed frosted window, central heating radiator, panel bath with mixer taps, direct feed shower, dual flush WC, pedestal wash basin with mixer taps, tiled elevations and tiled effect flooring.

External

Rear

Enclosed yard with artificial lawn and outbuilding.



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