

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

IMPROVEMENTS: Please note that we have not tested any services or appliances, nor have we carried out a structural survey. We have not checked all dimensions, areas and levels. Any decisions made by you in relation to the property should be relied upon for guidance only. Please check all dimensions before making any decisions relating to the property.

Dean Street, Burnley

Plan produced using PlanUp.

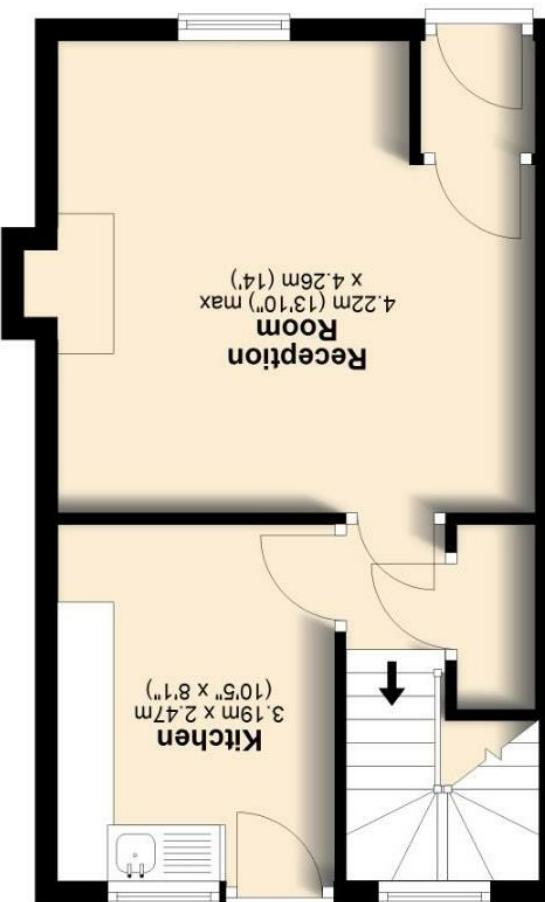
All floorplans provided are for guidance only. Please check all dimensions before making any decisions relating to the property.

Total area: approx. 63.6 sq. metres (685.1 sq. feet)



Approx. 31.7 sq. metres (341.0 sq. feet)

First Floor



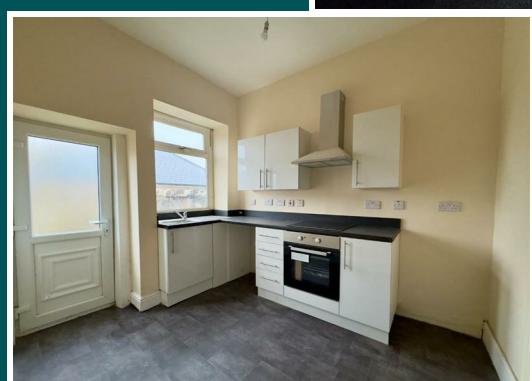
Approx. 32.0 sq. metres (344.1 sq. feet)

Ground Floor

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Asking Price £70,000

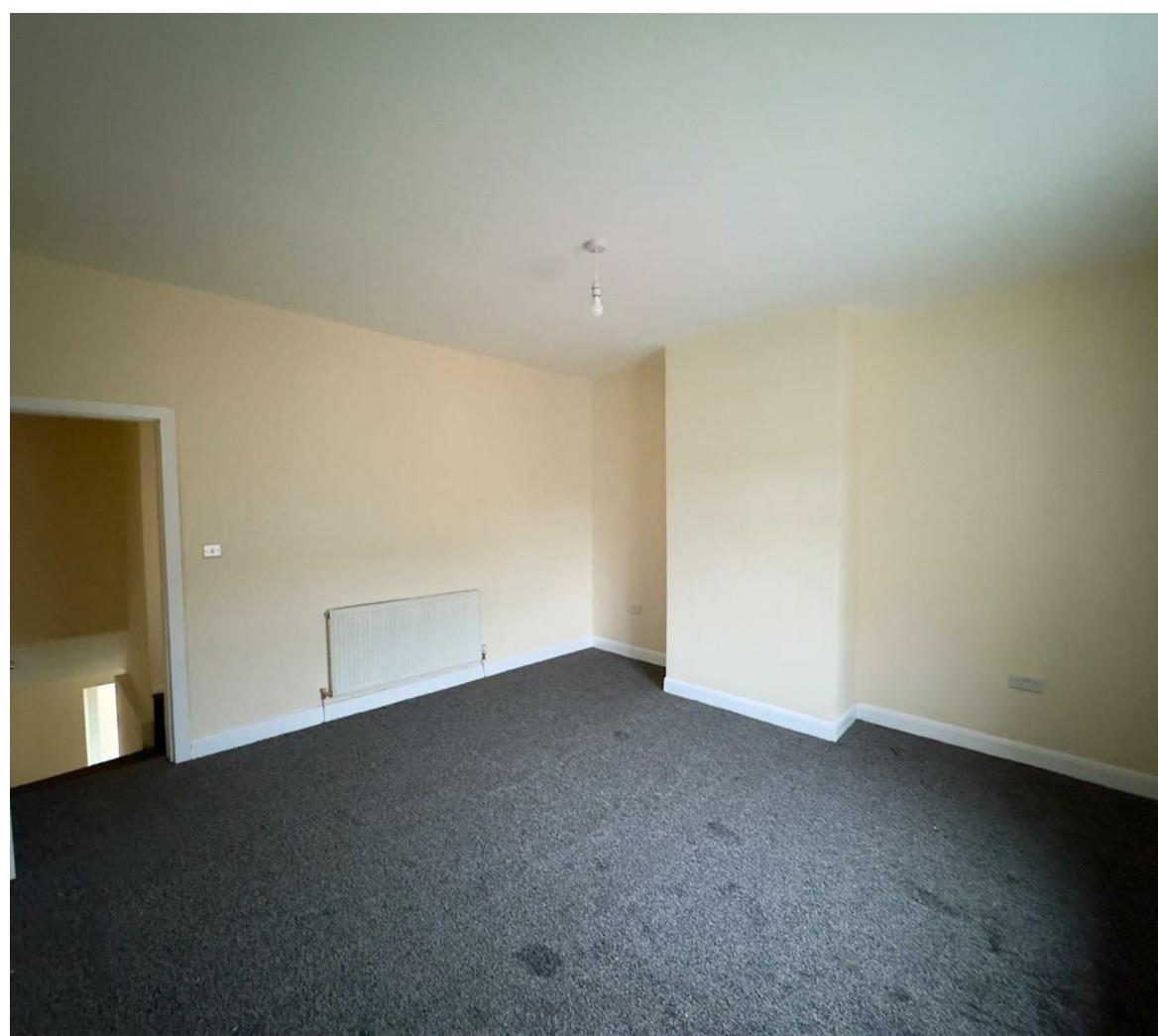
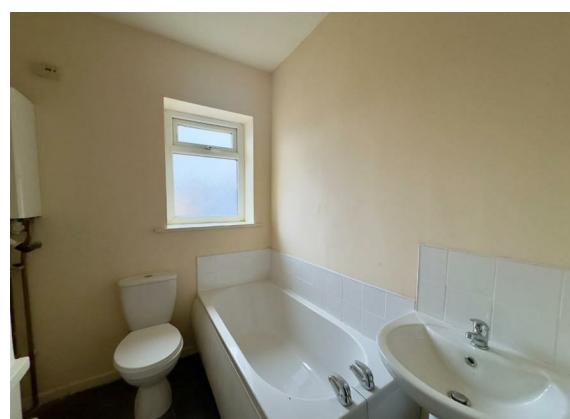


9 Dean Street

Burnley
BB11 4AD



Council Tax Band: A



Recently refurbished and offered with no onward chain, this Dean Street home is a turnkey opportunity for investors seeking strong rental yield or first-time buyers ready to step onto the property ladder.

Petty Real are delighted to present to the market this superbly refurbished property on Dean Street, Burnley. Perfectly suited to both investors and first-time buyers alike, this home offers an excellent opportunity to acquire a ready-to-move-into property in an area where rental demand remains consistently strong.

The recent refurbishment has been completed to a high standard, positioning the property ideally for investors to achieve an immediate return, with strong demand for similar homes across Burnley. For first-time buyers, the property provides a stylish and low-maintenance start in a convenient and well-connected location.

Situated within easy reach of Burnley Town Centre, the M65 motorway network and Manchester Road Train Station, the property offers excellent access to local amenities and transport links, making it attractive to both owner-occupiers and tenants alike.

Offered to the market with no onward chain, this is a fantastic opportunity not to be missed.

Description

Recently refurbished throughout, this well-proportioned two-bedroom home offers spacious accommodation ideally suited to first-time buyers and investors alike.

Entering the property via the front door, you are welcomed into an entrance vestibule which leads directly into the main reception room (4.22m x 4.26m). This generous living space provides ample room for a range of furniture configurations, easily accommodating sofas, media units and additional storage. A window to the front elevation allows for plenty of natural light, while a chimney breast positioned to the right-hand side creates a natural focal point within the room.

From the reception room, access is provided through a small inner hallway where the staircase wraps around to the left, with useful understairs storage located beneath. This leads through to the recently fitted kitchen (3.19m x 2.47m), thoughtfully designed to maximise both space and practicality. The sink is positioned beneath a window overlooking the rear yard, and the kitchen benefits from a newly installed oven and electric hob. There is designated space for a washing machine and fridge freezer within and alongside the fitted counter units, making this a functional and modern cooking space.

To the first floor, the master bedroom (4.20m x 4.30m) is a particularly impressive size, offering generous proportions and flexibility for a range of large freestanding furniture including a double bed, bedside tables, wardrobes and additional storage units.

The second bedroom (2.96m x 1.84m) overlooks the rear of the property and would make an ideal child's bedroom, guest room or home office, catering perfectly to modern living requirements.

Completing the accommodation is the bathroom (2.01m x 2.35m), fitted with a three-piece suite comprising bath, wash basin and WC. The boiler is also conveniently located within this room.

This well-presented home offers a practical layout, modern fittings and spacious rooms throughout, making it a fantastic opportunity in a popular and well-connected location.

View more about this property online....

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