



PRONTO

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Property Particulars



**12 Ivan Street, Burnley,
Lancashire BB10 1ES**

**Offers In Excess of
£108,000**

This two-bedroom terraced house in Burnley is offered for sale and provides a practical layout suited to a range of buyers. The ground floor includes two reception rooms and a fitted kitchen. Upstairs are two bedrooms and one bathroom.

The property is located in Burnley, within reach of the town centre's range of shops, supermarkets and services. Thompson Park and Queens Park are both accessible by car or on foot, providing open green space, riverside walks and play areas.

Burnley's town centre offers a selection of cafés, local restaurants and high street retailers, along with indoor shopping centres and regular markets. Local primary and secondary schools are available within the wider Burnley area, making the position suitable for households looking to be close to education facilities.

Public transport connections are available from Burnley Central and Burnley Manchester Road stations. From Burnley Manchester Road, trains run to Manchester Victoria, typically in around 45–50 minutes, and to Leeds in around one hour, providing links for commuters and leisure travel. Bus services operate across the town and towards nearby areas such as Padiham and Nelson.

The property falls within Council Tax Band A and has an EPC rating of C. This two-bedroom terraced house for sale in Burnley may appeal to buyers seeking a straightforward home with access to town amenities, parks and regional transport links.



- **Two-bedroom terraced house**
- **Near Thompson and Queens Parks**
- **Flexible second reception space**
- **Good access to local schools**
- **Walking distance to town centre**
- **Council Tax Band A**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total floor area 77.4 sq.m. (833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



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