



PARKINSON STREET, BURNLEY, BB11 3LS



Situated just off Parliament Street in Burnley Wood, this stone-built, two-bedroom mid-terrace is conveniently placed for town centre amenities, local schools and Towneley Park. Requiring comprehensive refurbishment, it offers an investment opportunity with potential tenant appeal and an estimated rental income of £550–£650 pcm once improved, subject to specification and market conditions.



CLIFFORD SMITH
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Situated just off Parliament Street in the Burnley Wood area, this stone-built mid-terrace enjoys a convenient position within a few minutes' walk of town centre amenities, local schools and Towneley Park.

Offering traditional two-bedroom accommodation, the property requires a comprehensive programme of refurbishment and presents an opportunity for landlords and investors to improve and prepare a home for the rental market.

The location is likely to appeal to tenants seeking affordable accommodation close to everyday amenities. Following refurbishment to a good letting standard, the property offers an estimated rental potential of £550–£650 per calendar month, equivalent to £6,600–£7,800 per annum, subject to the finished specification and prevailing market conditions.

BRIEFLY COMPRISING:- RECEPTION ROOM AND DINING KITCHEN, TWO NICELY PROPORTIONED BEDROOMS, BATHROOM, ENCLOSED YARD TO THE REAR.

The Accommodation Afforded is as follows:-

UPVC Entrance Door

Having double glazed panel over and opening into:-



Reception Room One

11'06" x 12'07" into chimney breast recess. into chimney breast recess. Inset gas fire with stone fireplace and hearth, inbuilt meter / storage cupboards to recess, wall light points. Sealed unit double glazed window to the front elevation, access with stairs to the first floor level and opening through to:-



Dining Kitchen

12'04" x 12'07" into chimney breast recess. Inset coal-effect gas fire, composite sink unit and drainer with cupboards under, matching wall and base units incorporating oven / grill and four ring gas hob, co-ordinating worktops and part-tiled walls, understairs storage recess. UPVC framed double glazed window and solid wood rear entrance door leading to yard.

First Floor Landing

6'01" x 6'08" Access to:-

Bedroom One

11'07" x 12'11" into chimney breast recess. Glazed window to front elevation, gas wall heater.



Bedroom Two

12'05" x 6'07" Glazed window, inbuilt storage cupboard, radiator.





Tenure : Leasehold

Energy Performance Certificate Rating : TBC

Council Tax Band : A

Approximate Square Footage : 642 SqFt / 59 SqM

Services :
Mains supplies of gas, water and electricity.

Viewing :
By appointment with our Burnley office.

Bathroom

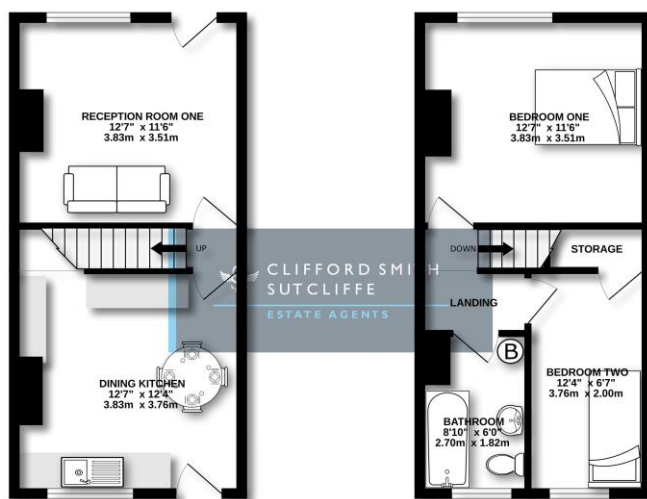
8'10" x 6'02" Three piece white suite incorporating panelled bath with mixer shower fittings, tiled area and glazed screen over, pedestal wash basin and low-level WC, half-tiled walls, coved ceiling, radiator, wall mounted gas combination boiler. Glazed window to the rear.

Outside

Enclosed rear yard.

GROUND FLOOR
321 sq.ft. (29.6 sq.m.) approx.

FIRST FLOOR
321 sq.ft. (29.6 sq.m.) approx.



TWO BEDROOM MID TERRACE HOUSE
TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given for their condition or efficiency can be given. Made with Metreplan (2020)

