



FIELDEN STREET, BURNLEY, BB11 5AX

[SOLD WITH SITTING TENANT]



A spacious circa 1980s brick-built terrace, conveniently located just off Accrington Road close to local shops, bus routes, Burnley town centre and M65 access. Offering a bright lounge, dining kitchen, four bedrooms, driveway and gardens, the property is sold with a sitting tenant paying £525 PCM, making it an attractive ready-made investment.



CLIFFORD SMITH
SUTCLIFFE

ALL UNDER ONE ROOF



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An excellent investment opportunity, this spacious brick-built terrace-style property occupies a convenient position just off Accrington Road, within an area that has seen considerable development and improvement in recent years.

The property is ideally placed for everyday amenities, with a nearby shopping parade within easy walking distance and regular bus routes providing access into Burnley town centre. The M65 motorway is also only a few minutes' drive away, offering superb connectivity across the North West, making the location well suited to commuters.

Constructed circa 1980s, the property offers generous and well-proportioned accommodation arranged to suit modern family living. The home features a bright and inviting lounge, with windows overlooking an attractive tree-lined avenue to the rear, together with a dining kitchen and four nicely proportioned bedrooms, providing flexible space for families and long-term rental occupation.

Externally, the property benefits from a private driveway, along with garden areas to both the front and rear, further enhancing its appeal.

The property is currently sold with a sitting tenant paying **£525 PCM**, providing immediate rental income from completion and making this a compelling option for investors seeking a ready-made addition to their portfolio.

BRIEFLY COMPRISING:- OPEN PORCH, ENTRANCE HALLWAY, ATTRACTIVE LOUNGE AND DINING KITCHEN, REAR PORCH, FOUR WELL-PROPORTIONED BEDROOMS, BATHROOM, PRIVATE DRIVEWAY AND GARDEN FORECOURT, ENCLOSED REAR GARDEN.

The Accommodation Afforded is as follows:-

Open Porch

Glazed panelled door opening into:-

Entrance Hallway

11'08" x 5'02" Stairs (2'10") ascending to the first floor level, inbuilt storage cupboard. Gloss-panelled doors to:-

Two-Piece Cloakroom

6'07" x 3'0" Two piece white suite incorporating low-level WC and pedestal wash basin. UPVC framed frosted double glazed window to the side elevation.



Reception Room One

14'06" x 11'02" Laminate wood floor, radiator. Two UPVC framed double glazed windows overlooking the rear garden and tree-lined avenue beyond.

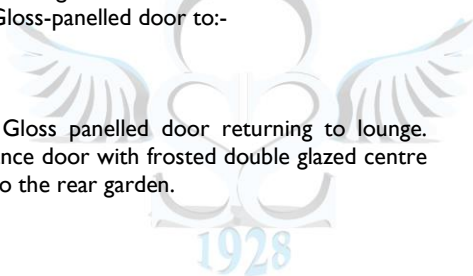


Dining Kitchen

17'08" x 10'0" Stainless steel sink unit and drainer with cupboards under, matching range of wall and base units, coordinating worktops and part tiled wall, space for slot-in electric cooker, plumbing for washing machine, radiator. UPVC framed double glazed windows to the front and the rear elevations. Gloss-panelled door to:-

Rear Hallway

3'07" x 2'11" Gloss panelled door returning to lounge. UPVC rear entrance door with frosted double glazed centre panels leading into the rear garden.



First Floor Landing

5'10" x 17'07" UPVC framed double glazed window to the front elevation, loft access point, inbuilt storage cupboard (3'02" x 3'11"). Gloss-panelled doors from the landing and opening into:-



Bedroom One

11'05" x 10'03" UPVC framed double glazed window to the rear elevation, radiator.



Bedroom Two

11'06" x 6'10" UPVC framed double glazed window to the rear elevation, radiator.

Bedroom Three

11'07" x 6'10" UPVC framed double glazed window to the rear elevation, radiator.



Bedroom Four

9'11" x 8'07" including deep door recess. Inbuilt storage cupboard, radiator. UPVC framed double glazed window to the front elevation.



Bathroom

5'10" x 6'11" Three piece white suite incorporating panelled bath with tiled area over, pedestal wash basin and low-level WC, boarded ceiling, radiator. UPVC framed frosted double glazed window to the front elevation.





Outside

Driveway providing off-road parking and garden forecourt, access to useful storage cupboard. Enclosed garden to the rear laid mainly to paving with brick walling and timber gate.

Tenure : Freehold

Energy Performance Certificate Rating : D

Council Tax Band : A

Approximate Square Footage : 1,005 SqFt / 93 SqM

Services :

Mains supplies of gas, water and electricity.

Viewing :

By appointment with our Burnley office.



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

FIRST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



FOUR BEDROOM TERRACE-STYLE PROPERTY

TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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