

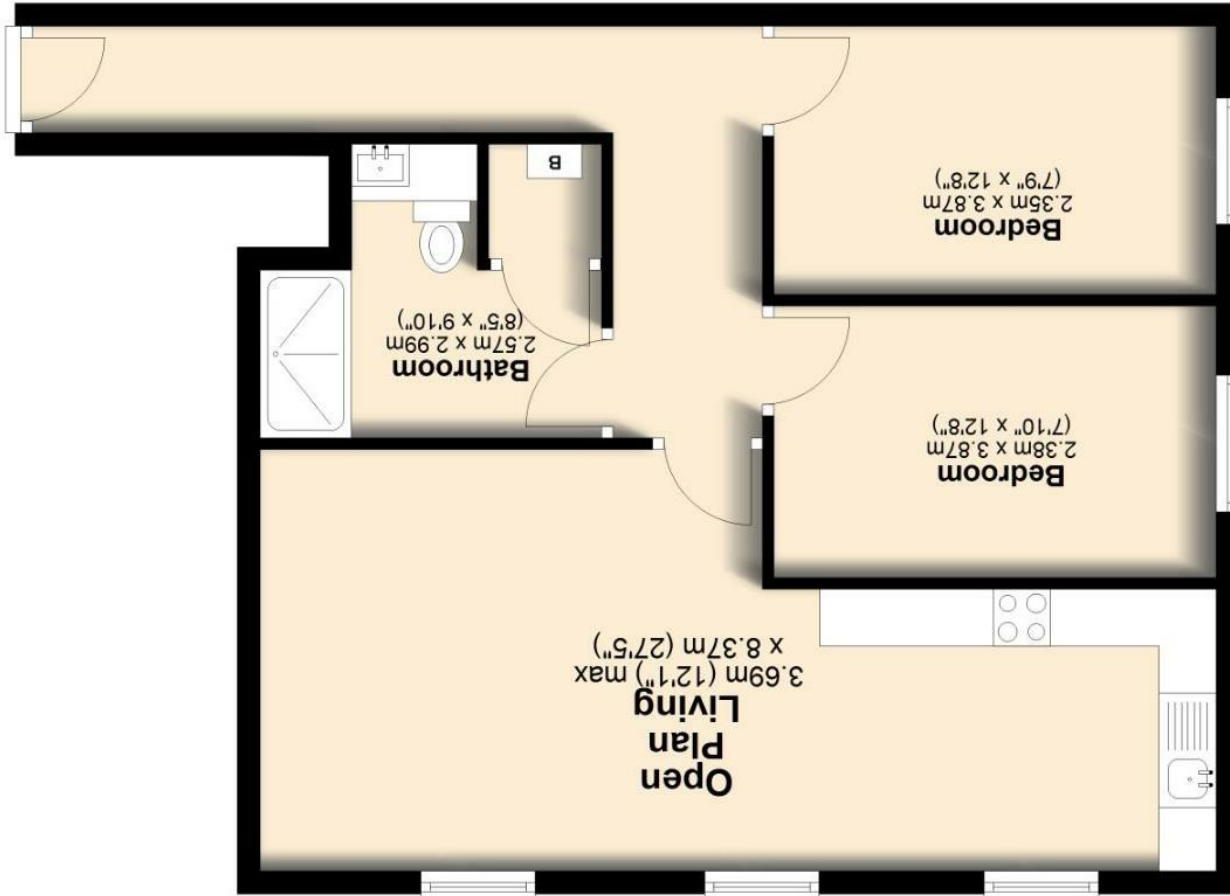


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

The Foundary, Hammerton Street

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

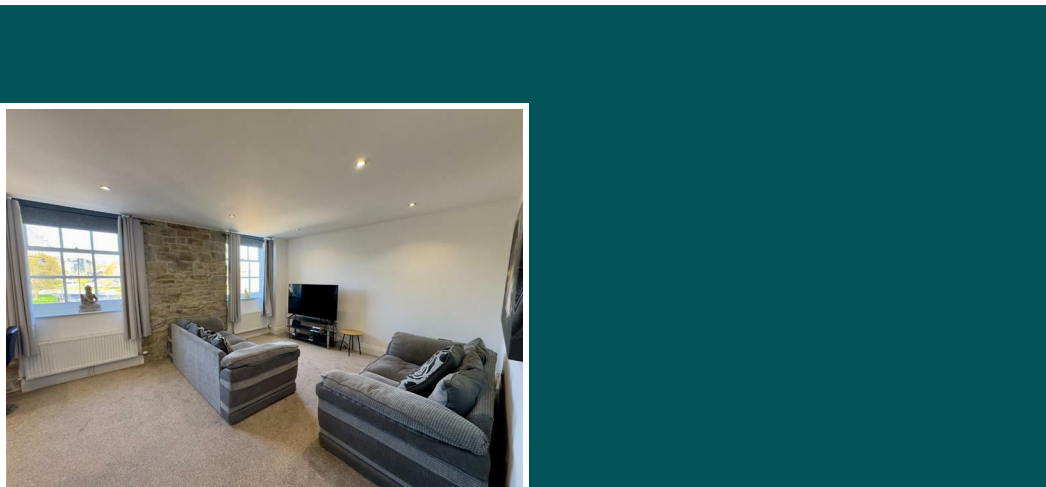
Total area: approx. 62.8 sq. metres (675.5 sq. feet)



Ground Floor
Approx. 62.8 sq. metres (675.5 sq. feet)



Offers In The Region Of £135,000



Apartment 26 The Foundary
22A Hammerton Street

Burnley
BB11 1FD



Council Tax Band: B



Petty Real are delighted to present for sale this stunning two-bedroom second floor apartment, situated within the highly desirable The Foundry development on Hammerton Street, just moments from the town centre. Offering spacious accommodation arranged over a single level, the property is perfectly suited to a range of buyers including first-time purchasers, those looking to downsize, and investors seeking a strong long-term rental opportunity.

Ideally located within walking distance of Manchester Road train station, the apartment provides excellent commuter links for those travelling out of the area, while still benefiting from the convenience of town centre amenities right on the doorstep.

The property benefits from a 999-year lease, with a service charge of £1,308.00 per annum. Ground rent is £100.00 Per Annum. Off-road permit parking is available at £55 per calendar month. Please note the property does not have a mains gas supply.

Early viewing is highly recommended to fully appreciate the space, layout and potential this fantastic apartment has to offer.

Property Description

Set within an attractive Grade II Listed building, this beautifully presented apartment effortlessly combines character features with modern living, offering bright and well-proportioned accommodation throughout.

Accessed via a well-maintained communal hallway, the apartment is positioned at the end of the corridor, providing a sense of privacy upon entry. The internal layout has been thoughtfully arranged to maximise both space and functionality.

The property boasts two generously sized double bedrooms. The principal bedroom measures 3.87m x 2.35m and offers ample space for a large bed, bedside cabinets and wardrobes, making it both comfortable and practical. The second bedroom, measuring 3.87m x 2.38m, is equally well-proportioned and versatile, ideal as a guest room, home office or additional bedroom, with space for similar freestanding furniture.

Positioned opposite the bedrooms is the spacious family bathroom (2.99m x 2.57m), fitted with a contemporary walk-in shower, wash hand basin and WC set within a useful storage unit. The bathroom also houses a discreet boiler cupboard, ensuring practicality without compromising on space.

To the front of the property is the impressive open plan living area (8.37m x 3.69m), forming the heart of the home. This expansive space seamlessly incorporates the reception, kitchen and dining areas. The kitchen is thoughtfully designed with counters along the near and left walls, featuring an electric hob with oven beneath, inset sink, and integrated fridge freezer. The layout provides excellent preparation and storage space while maintaining an open and sociable environment.

The living area is flooded with natural light via three large windows spanning the far wall, which also showcase charming original features in keeping with the building's historic character. This bright and airy space is perfectly suited for both relaxing and entertaining.

Further benefits include lift access within the building, offering convenience and accessibility for residents and visitors alike.

This superb apartment presents an ideal opportunity for first-time buyers, downsizers or investors seeking a stylish home within a characterful and well-maintained development.



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