



6 Athletic Street

Burnley

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Perfect for Investors!
- 2 Bedrooms + Attic Room
- Gas Central Heating
- 2 Reception Rooms
- Freehold Tenure + Council Tax Band A
- Rear Yard Space
- Vacant + Chain Free

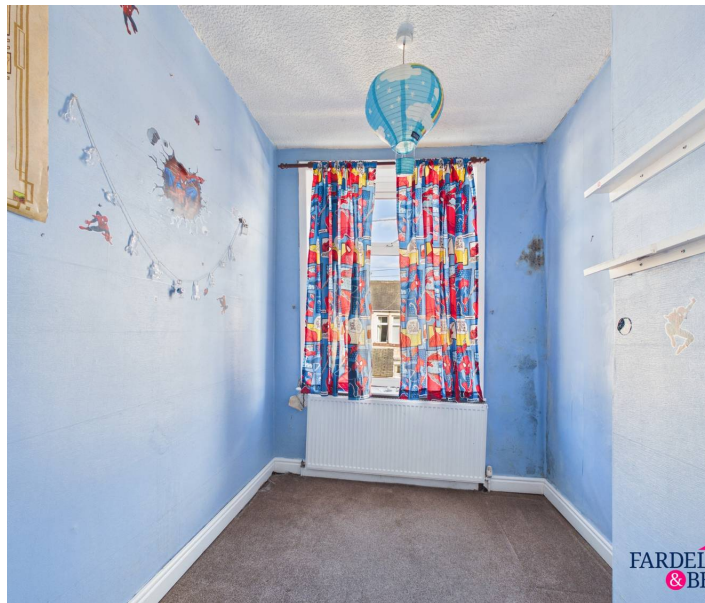


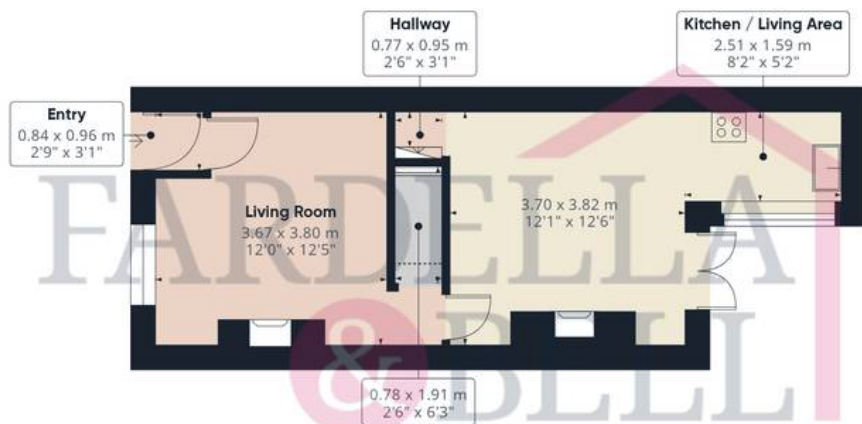
Ground Floor

Entering through the front door, the property opens into the ground floor accommodation of this traditional terraced home. The living room sits to the front and offers a good-sized reception space, with a large window bringing in plenty of natural light and a feature wall with a contemporary-style fire providing a focal point. To the rear is a second reception area again with feature fireplace, doors out to the rear yrd and access to the open plan to the kitchen, fitted with a range of wall and base units, contrasting work surfaces and tiled splashbacks, with space and plumbing for appliances. The property would benefit from some updating and cosmetic improvement, giving the next owner an opportunity to put their own stamp on the space.

First Floor

The first floor provides the sleeping accommodation, with 2 bedrooms offering plenty of scope for a new owner to refresh and personalise. The rooms benefit from natural light, while the upper floor includes an interesting split-level arrangement with stairs continuing up to an additional room beneath the sloping roofline. This attic space features a skylight style window, fitted storage cupboards and a radiator, previously used as a bedroom by our sellers, however this could be a perfect opportunity to use this space in any versatile way you wish. Throughout this upstairs, there is clear potential for redecoration and improvement, ideal for buyers looking for a home they can make their own. The family bathroom comprising of a three piece white suite completes the upstairs space.

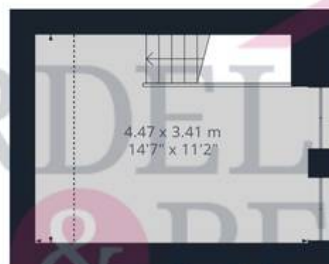




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

75.6 m²

814 ft²

Reduced headroom

3.5 m²

37 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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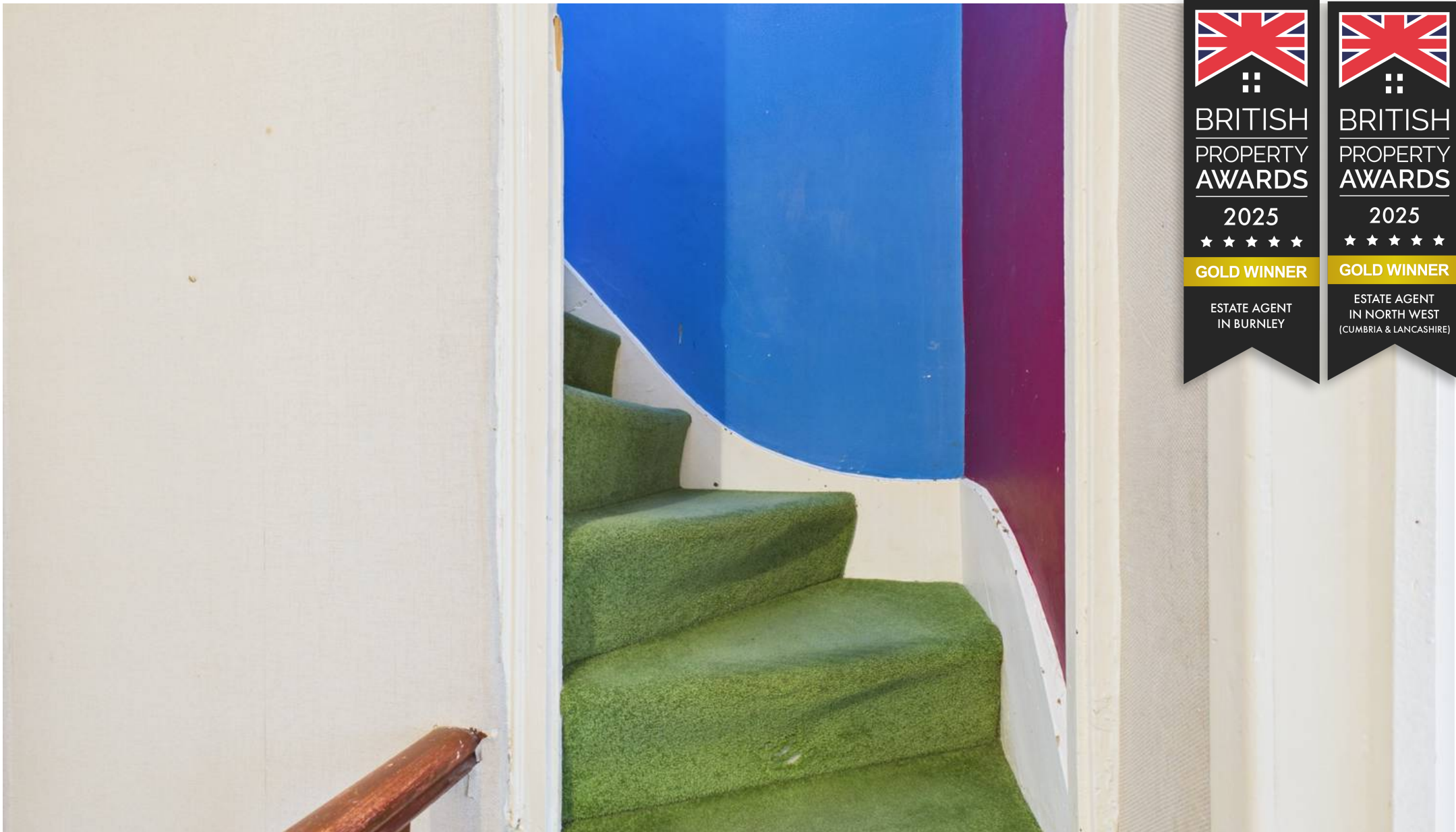
GARDEN

To the front, the property forms part of an established row of traditional stone-built terraced homes and is set back slightly from the pavement behind a small enclosed forecourt. To the rear is a private enclosed yard, accessed directly from the property and bounded by walls. The outside space currently offers a blank canvas for improvement, with room to create a more inviting and practical courtyard-style area. An external storage structure is also positioned within the rear yard.

ON STREET

1 Parking Space





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